



**Mill Road, Higher Bebington, Wirral CH63 5PA**



**welcome to**

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Jones and Chapman are delighted to bring this three bedroom detached Bungalow in the very popular area of Higher Bebington to the market. This property is in a great location, and is within easy reach of plenty of local amenities and transport links.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Single radiator, carpet flooring throughout, storage cupboard housing gas and electricity meter and consumer unit, airing cupboard, loft hatch with pull down ladders, boarded, insulated, lighting, glass panelled window to lounge area.

## Lounge

12' 3" x 18' 7" ( 3.73m x 5.66m )  
Carpet flooring throughout, open plan to dining room, two double radiators, electric fire in inglenook, inset spot lights and sliding doors to conservatory.

## Dining Room

9' 9" x 8' 9" ( 2.97m x 2.67m )  
Carpet flooring throughout, double radiator and UPVC double glazed window to the rear.

## Kitchen

13' 1" x 9' 1" ( 3.99m x 2.77m )  
Range of wooden wall, base and drawer units, cream worktops and tiled flooring. Wooden cladding to ceilings, one and a half drainer sink, four ring hob and integrated cooker hood. Integrated dishwasher and fridge. Door to dining area and Vaillant central heating boiler - installed in 2009.

## Conservatory

9' 3" x 12' 7" ( 2.82m x 3.84m )  
Dwarf wall conservatory with tiled flooring and double radiator.

## Bedroom One

13' x 10' ( 3.96m x 3.05m )  
Sliding mirrored wardrobes, UPVC double glazed window to the rear, single radiator and carpet flooring throughout.

## Bedroom Two

13' x 10' 9" ( 3.96m x 3.28m )  
Sliding mirrored wardrobes, single radiator, UPVC double glazed window to the front and carpet flooring throughout.

## Bedroom Three

9' 7" x 9' 6" ( 2.92m x 2.90m )  
Aluminium window to the side, single radiator, carpet flooring throughout and large fitted cupboard.

## Utility Area

UPVC double glazed door to the front and rear, UPVC double glazed window to the rear, storage cupboard, door leading to WC and sink.

## Family Bathroom

7' 8" x 7' 5" ( 2.34m x 2.26m )  
Low level dual flush WC, wall mounted wash hand basin in vanity cupboard, shower cubicle with Mira shower. Wooden cladding to ceiling, tiled walls and flooring, single radiator and UPVC double glazed window to the front with fitted blinds.

## Outside Storage

Plumbing access for washing machine, wall and base units and lighting. UPVC double glazed window to the rear and UPVC double glazed door to the rear.

## Converted Garage

11' 6" x 7' 9" ( 3.51m x 2.36m )  
Radiator, UPVC double glazed window to the front and tiled flooring.

## Rear Garden

Deceptively large rear garden which is mainly laid to lawn, with a range of mature trees and shrubs, flagged path with access to side of the property.



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## Mill Road, Higher Bebington Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom detached Bungalow in the heart of Higher Bebington
- Within easy reach of Higher Bebington Primary School
- Local amenities within walking distance
- Close to public transport links and within easy reach and Motorways for Liverpool & Chester
- Entrance Hall, Lounge, Dining Room & Kitchen
- Conservatory, three bedrooms, family bathroom
- Outside storage, Garage, Front & Rear Garden & Off Street Parking.

Tenure: Freehold EPC Rating: E Council Tax Band: D

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BEB110051 - 0005

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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