



Stanton Road, Wirral, CH63 3AU

welcome to

Stanton Road, Wirral

Jones and Chapman are delighted to this bring this three bedroom semi-detached family home to the market. This property is in the highly sought area of Bebington.



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.

Property Description

CALLING ALL FIRST TIME INVESTMENT BUYERS! Are you looking for your next project? Could this be the one?

Jones and Chapman are delighted to this bring this three bedroom semi-detached family home to the market. This property is in the highly sought area of Bebington, a great catchment area for a number of local primary and secondary schools in short walking distances. Bebington offers a number of food and

drink hotspots, and local transport links close by.

This property consists of: An entrance hall, lounge, dining room, kitchen, three bedrooms, family bathroom, front and rear garden.

To register your interest and to book a viewing please contact the Bebington Jones and Chapman Office.

Entrance Hall

Cloak cupboard housing consumer unit and electricity meter. Picture rail, panel beams to wall and Parquet wooden staircase. Wooden flooring throughout and understairs cupboard.

Lounge

11' 2" x 14' 7" (3.40m x 4.45m)
UPVC double glazed bay window to the front, picture rail, fire place and Parquet flooring throughout.

Dining Room

11' 9" x 11' 3" (3.58m x 3.43m)
Wooden window to the rear, electric fire on tiled hearth, picture rail, ceiling lights and carpet flooring throughout.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)
Sliding hatch, stainless steel drainer sink and a range of wall, base and drawer units. Space for cooker and wooden door to utility room.

Utility Room

Brick built, solid floor, wooden window to the rear and UPVC double glazed door to the side.

Landing

Spindle bannister, wooden stain glass window to the side and wooden flooring throughout.

Bedroom One

15' 4" x 11' 2" (4.67m x 3.40m)
Wooden bay window to the front with fitted blinds, fitted cupboards, picture rail and wooden flooring throughout.

Bedroom Two

11' 4" x 11' 5" (3.45m x 3.48m)
Wooden window to the rear, fireplace, cupboard housing water tank. picture rail and wooden flooring throughout.

Bedroom Three

6' 5" x 8' 9" (1.96m x 2.67m)
Wooden window to the front with secondary glazing, picture rail and wooden flooring throughout.

Family Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)
Wetroom, pedestal wash hand basin, low level dual flush WC, wooden window to the side, mira shower, tiled walls, extractor fan and heater.

Outside



view this property online jonesandchapman.co.uk/Property/BEB107034



welcome to

Stanton Road, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CALLING ALL INVESTMENT BUYERS
- Great catchment area for local primary and secondary schools

Tenure: Freehold EPC Rating: G

guide price

£175,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/BEB107034](https://www.jonesandchapman.co.uk/Property/BEB107034)



Property Ref:
BEB107034 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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