



Oak Road, Bebington, Wirral CH63 8PQ

welcome to

Oak Road, Bebington Wirral

Bursting with potential is this three-bedroom semi-detached house in Bebington. Existing features include off-road parking, garage, and large outhouse with a private rear garden. In need of modernisation, this home is a big appeal to investors or those looking to sculpt their dream home.



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Property Description

The ground floor comprises of a hallway leading into the living room or stairs to the first floor. The living room is a generous size, with double doors leading through to the second reception room, which runs

parallel to the kitchen.

Upstairs are two double bedrooms and a well proportioned third, serviced by a family shower room.

The rear garden is a deceptively large size with access into the garage and outhouses. To the front, a driveway and low maintenance front garden, which could be made into additional parking.

Living Room

12' 8" x 13' 7" (3.86m x 4.14m)

Dining Room

9' 7" x 9' 1" (2.92m x 2.77m)

Kitchen

8' 9" x 8' 1" (2.67m x 2.46m)

Bedroom 1

13' 5" x 11' 8" (4.09m x 3.56m)

Bedroom 2

9' 6" x 11' 8" (2.90m x 3.56m)

Bedroom 3

6' x 7' (1.83m x 2.13m)



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Oak Road, Bebington Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Semi-detached house

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£120,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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postcode not the actual property

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Property Ref:
BEB110564 - 0002

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