



Nicholls Drive, Wirral CH61 5XD

welcome to

Nicholls Drive, Wirral

This spacious semi-detached house is located along Nicholls Drive, a popular residential area in the sought after location of Pensby.



Available with no onward chain, to the ground floor the property briefly comprises entrance porch, hallway, large living space and kitchen. Stairs rise from the hallway to the first floor landing and onto a generous master bedroom, two further good sized bedrooms and shower room. With internal inspection recommended the property is in good order and there is the possibility to add value with a scope of modernisation. Externally the property benefits from off road parking for multiple cars with a small well maintained garden. The rear garden is surprisingly large and has been impeccable maintained. There is lawn and patio area with borders and a planted area. This property is ideal for an investor or first time buyer, this is likely to be popular to call the office now to view!

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

Hallway

Kitchen

11' 5" x 9' 5" (3.48m x 2.87m)

Lounge

22' 7" x 13' 8" (6.88m x 4.17m)

Bedroom One



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Nicholls Drive, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House
- Three Bedrooms

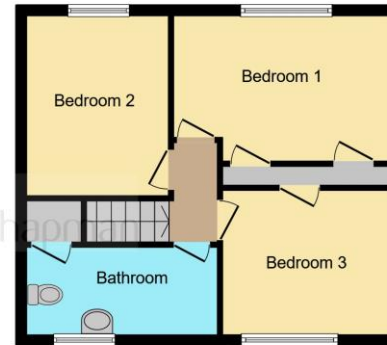
Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£180,000



Ground Floor



First Floor

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE105815 - 0008

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jones & chapman



0151 677 9473



Greasby@jonesandchapman.co.uk



142 Greasby Road, Greasby, Merseyside, CH49 3NQ



jonesandchapman.co.uk