



**Craven Street, Birkenhead, CH41 4BW**

**welcome to**

**Craven Street, Birkenhead**

Perfectly situated on a quiet residential road, this property is ready for occupation without delay. Call us today to book your viewing and avoid disappointment.



## 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.

## Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

## Entrance Hall

With carpet and stairs leading to first floor landing.

## Lounge

11' 2" plus bay x 10' ( 3.40m plus bay x 3.05m )  
Double glazed window, gas fireplace and laminate flooring.



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

## Dining Room

11' 9" x 9' 2" plus recess ( 3.58m x 2.79m plus recess )  
Double glazed window, radiator and laminate flooring.

## Kitchen

7' 4" x 6' 9" ( 2.24m x 2.06m )  
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and gas hob. Understairs storage. Double glazed window and UPVC double glazed door giving access to the rear yard.

## First Floor Landing

With loft hatch.

## Bedroom One

13' 4" x 11' 2" ( 4.06m x 3.40m )  
Double glazed window, radiator and carpet.

## Bedroom Two

12' 3" x 8' 4" max ( 3.73m x 2.54m max )  
Double glazed window to the rear and central heating boiler.

## Bathroom

Three piece bathroom suite comprising bath, wash hand basin and WC. Radiator, laminate flooring and double glazed frosted window.

## Outside To The Rear

Yard to the rear.

## Property Description

Jones & Chapman are pleased to bring to the market this traditional mid-terrace property located in the Wirral town of Birkenhead. Situated within distance of Birkenhead Park that's perfect for family days and summer walks. You'll be well connected to local amenities as well as excellent travel links via bus and train into Liverpool and across the Wirral. For those with families you'll be well connected to sought-after schools at the primary and senior levels.

The house itself consists of to the ground floor, a spacious lounge that's open to the dining room then to the fitted kitchen at the rear. The kitchen allows access to the rear yard.

To the first floor is the generous master bedroom, second double bedroom and family bathroom. This home is well presented and allows ample opportunity for creativity.

Being sold with No Onward Chain, you won't want to miss this. Call us today to book your viewing and avoid disappointment.



**view this property online** [jonesandchapman.co.uk/Property/PTN115099](http://jonesandchapman.co.uk/Property/PTN115099)



welcome to

## Craven Street, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: A
- No Onward Chain

Tenure: Freehold EPC Rating: D

guide price

**£65,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115099 - 0003

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



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