



**Bedford Road, Rock Ferry Birkenhead CH42 2AT**

**welcome to**

**Bedford Road, Rock Ferry Birkenhead**

Tumble outta bed and I stumble to the kitchen, Pour myself a cup of ambition, Jump on Rightmove looking for investments, then Bedford Road comes into my vision..... Whatever your needs, this could be right up your street!

We don't just work 9-5 Call us today to book a viewing.





## 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 Porch

Door to front with double glazed aspect.

### Entrance Hall

Wood laminate flooring, with storage cupboard, radiator and front facing door to porch.

### Lounge/Shop/Office

18' 7" x 10' 8" ( 5.66m x 3.25m )

Double glazed window to the front, radiator, electric fire, Pull down shutters on the outside of front window.

### Reception Room

16' 7" x 12' 4" ( 5.05m x 3.76m )

Rear facing double glazed window.



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](http://www.focalagent.com)

### Kitchen/Diner

9' 1" x 8' 1" ( 2.77m x 2.46m )

Open plan kitchen/ diner comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas hob and electric oven. Central heating boiler and radiator. Double glazed window to the side and door to the side.

### First Floor Landing

#### Bedroom One

12' 4" x 13' ( 3.76m x 3.96m )

Double glazed window to the front and radiator.

#### Bedroom Two

12' 3" x 10' 7" ( 3.73m x 3.23m )

Double glazed window to the rear and radiator.

#### Bedroom Three

8' 1" x 5' 6" ( 2.46m x 1.68m )

Rear facing double glazed window with radiator.

### Bathroom

Three piece bathroom suite comprising bath, wash hand basin and WC.

### Outside

With flagged yard to rear, with gravel borders and rear access to the entry.

### Property Description

Nothing can dim the light that shines within, and that is certainly the case in this fantastic three bedroom home, in need of some modernisation with amazing potential, you will feel the magic as soon as you step inside and as they say beauty without expression is boring!

Have you been looking for an amazing project? Well look no further, because here lies the foundations of the start of something great!! Call us today before this dream becomes a distant memory, because once it's gone.....it's gone!! Presenting this spacious three bedroom property in a popular residential area for first time buyers and investors, The property comprises of a spacious welcoming entrance hall, a spacious lounge/shop/office, a rear reception room ideal as a second lounge and kitchen with space to dine. On the first floor there are three bedrooms, two of which are double, and a family bathroom. Externally you will find a rear yard. Being sold with no ongoing chain.



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## Bedford Road, Rock Ferry Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid Terrace House
- Council Tax Band: A

Tenure: Freehold EPC Rating: D

guide price

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN114817 - 0003

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 jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



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