



Westbank Road, Birkenhead, CH42 7JL

welcome to

Westbank Road, Birkenhead

Beautifully presented and spacious two-bedroom maisonette flat with high ceilings and large windows. In brief the property comprises a good-sized lounge, kitchen/diner, two bedrooms and a superb bathroom. Call now to arrange your viewing now, you don't want to miss out.



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.

Lounge

17' 3" x 13' 6" (5.26m x 4.11m)

Double glazed bay window, radiator and feature gas fireplace set within fire surround.

Kitchen/ Diner

12' 10" x 11' 3" (3.91m x 3.43m)

Fitted kitchen comprising a range of wall and base double units, sink and drainer unit and complementary work surfaces. Space for free standing electric cooker and plumbing for a washing machine and dish washer. Laminate flooring, radiator and two double glazed windows to the rear.

Bedroom One

13' 2" x 12' 8" (4.01m x 3.86m)

Double glazed window and radiator.

Bedroom Two

13' 3" x 7' 4" (4.04m x 2.24m)

Double glazed window and radiator.

Bathroom

Four-piece bathroom suite comprising free standing feature bath, shower cubicle, wash hand basin and WC. Radiator and two double glazed windows.

Property Description

Jones & Chapman are delighted to offer for sale this superb beautifully presented two-bedroom maisonette flat, offering spacious accommodation throughout. All rooms have high ceilings, large windows and old-style wooden doors and frames.

In brief the property comprises, lounge, kitchen/diner, two bedrooms and a fabulous bathroom.

Viewing is highly recommended to fully appreciate all that this property has to offer. Call now to arrange your viewing.



view this property online jonesandchapman.co.uk/Property/PTN115339



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: A
- Superb Two Bedroom Maisonette

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 28 Jun 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115339 - 0003

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 jones & chapman



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