



Woodchurch Road, Birkenhead, CH42 9LJ

welcome to

Woodchurch Road, Birkenhead

When you wish upon a star, makes no difference who you are, anything your heart desires, will come to you.....

And it has!! Your property search will end here, a goal without a plan is just a wish, and this could be that missing piece to your puzzle. Limited viewings - call now!



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

Double glazed door to the front.

Entrance Hall

Door to the front.

Lounge

12' 2" x 15' 1" (3.71m x 4.60m)

Window to the front.

Dining Room

11' 3" x 12' 6" (3.43m x 3.81m)

Window to the rear and gas fireplace.



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

Kitchen

10' 8" x 11' 9" (3.25m x 3.58m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Window to the side.

Utility Room

10' 8" x 5' 7" (3.25m x 1.70m)

Comprising wall and base cupboards and sink and drainer unit. window to the rear and door to the side giving access to the rear of the property. Access to pantry.

Pantry

3' 6" x 5' 9" (1.07m x 1.75m)

First Floor Landing

Bedroom One

17' 1" x 14' 8" (5.21m x 4.47m)

Window to the front.

Bedroom Two

11' 3" x 12' 5" (3.43m x 3.78m)

Window to the rear.

Bedroom Three

10' 8" x 10' 9" (3.25m x 3.28m)

Window to the rear.

Bathroom

Comprising bath, wash hand basin and WC. Window to the side.

Outside

Patio to the rear.

Property Description

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, The property comprises of a welcoming entrance hall, a spacious lounge, dining room and kitchen, utility and pantry. On the first floor there are three bedrooms, two of which are double, and a bathroom. Externally you will find rear yard.

An unexpected Tardis and a must see on your house viewing list!!



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welcome to

Woodchurch Road, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid Terraced House
- Lounge and Dining Room

Tenure: Freehold EPC Rating: F

guide price

£60,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115231



Property Ref:
PTN115231 - 0002

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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