



School Lane, Bidston, Prenton, CH43 7RG

welcome to

School Lane, Bidston Prenton

Perfect downsizer opportunity! Featuring an abundance of size and opportunity, this is one you won't want to miss. Call us today to book your viewing! Council Tax Band: D



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.



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.localagent.com

Lounge

11' 4" x 16' 9" (3.45m x 5.11m)

Double glazed window to front and side, carpets and radiator.

Bedroom One

11' 4" x 11' 9" (3.45m x 3.58m)

Double glazed window, radiator and carpet.

Bedroom Two

13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed window, radiator and carpet.

Bedroom Three

9' 1" x 11' 4" (2.77m x 3.45m)

Double glazed window, radiator, carpet and built in wardrobes.

Bathroom

Bath, wash hand basin and a double-glazed window. Separate WC.

Property Description

On the ever-popular School Lane, and in the environs of Bidston Hill, properties are sought after for the quiet neighbourhood and village style environment. On top of this location, our three-bed detached bungalow ticks all the boxes, with both a driveway and garage, front and rear generous gardens, and a newly refurbished kitchen, plus a brand-new roof.

The kitchen was recently refurbished, including new boiler, and is spacious and bright, providing access to the rear garden. The garden makes this property a hidden gem, with scope for landscaping creativity and garage which could be used as car store, workshop, or general storage - the possibilities are endless. Back inside the property, you'll find three double bedrooms - one with built in sliding wardrobes. All three are well lit and fully carpeted. Completing the property, you'll find front lounge with feature fireplace and separate bathroom and w/c both ready for renovation.

With opportunities for creativity, this property could be the one for you. Call us today - you really don't want to miss this one!



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welcome to

School Lane, Bidston Prenton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bed Detached Bungalow
- Generous Rear Garden

Tenure: Freehold EPC Rating: Awaiting

guide price

£200,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN115584



Property Ref:
PTN115584 - 0004

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.


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