



Baytree Road, Birkenhead, CH42 5PN



welcome to

Baytree Road, Birkenhead

Ideal first-time buyer and investor property. Hoping to be moved by Christmas? Then this could be the place for you. Call us today to book your 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.

Property Description

Situated in the extremely popular area between Mersey Park and Victoria Park this mid terrace house is ideal for anyone looking for something requiring minimal work. Three bedrooms, a modern kitchen oozing natural light and ample living space - this house delivers on every front.

Entering the property, you come through into the hall; to your right is the lounge with its deep

bay window, and beyond is the dining room, both finished to a high standard.

Through the dining room, you'll find the spacious and modern kitchen with warm wood countertops, lit by a window to the rear of the property allowing for an abundance of natural lighting. The back doors allow access to a well-maintained rear courtyard, ideal for those who enjoy outdoor entertaining.

Up the stairs, we find three bedrooms - two double and a single - all well-lit ideal for family living. Finally, in the family bathroom, you'll find a three-piece suite with shower over bath, w/c and wash hand basin over vanity unit.

You don't want to be a buyer who missed out so book a viewing today before it's too late!

Lounge

13' 5" x 10' 4" (4.09m x 3.15m)

Double glazed bay window to front, radiator and carpet/

Dining Room

11' 4" x 11' 5" (3.45m x 3.48m)

Double glazed window to rear, radiator and laminate flooring with access to kitchen.

Kitchen

9' 5" x 9' 1" (2.87m x 2.77m)

Double glazed window, and separate double-glazed window for rear courtyard access. Wall and base units, sink and drainer, free standing cooker with cooker hood. Tiled backsplash to finish.

Bedroom One

13' 5" x 13' 9" (4.09m x 4.19m)

Double glazed bay window to front, fitted storage, carpet and radiator.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window, radiator and carpet.

Bedroom Three

6' 2" x 6' 2" (1.88m x 1.88m)

Double glazed window, radiator and carpet.

Bathroom

Three-piece suite with shower over bath, w/c, wash hand basin over vanity, and double-glazed window.



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Baytree Road, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- No Onward Chain
- Three Bed Mid Terrace

Tenure: Freehold EPC Rating: D

guide price

£100,000



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.flooragent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115600 - 0004

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