



Highfield Grove, Birkenhead, CH42 2DQ

welcome to

Highfield Grove, Birkenhead

Attention All! Fabulous opportunity to own this Three Bedroom Mid-Terraced House in a very popular location. With proximity close to all local amenities, making this an excellent investment possibility for everyone! Call us today for more details or to arrange 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

People don't spend their lives trying to look at what's behind the curtain. They like the curtain. It provides them stability, comfort, and definition - and this three-bed mid terraced house does just that!!

The property is situated within close proximity to all local amenities, and comprises of entrance hall, lounge, dining room, kitchen, family bathroom and three bedrooms. Externally there is a yard to the rear.

Entrance Porch

Double glazed door to the front and wood laminate flooring.

Entrance Hall

Single glazed door to the front, radiator and wooden laminate flooring.

Lounge

11' x 13' 4" (3.35m x 4.06m)

Double glazed bay window to the front, feature gas fireplace and television connection point.

Dining Room

10' x 12' 1" (3.05m x 3.68m)

Double glazed window to the rear, radiator and television connection point.

Kitchen

11' 8" x 13' 2" (3.56m x 4.01m)

Fitted kitchen comprising wall and base cupboards, stainless steel sink and drainer unit with mixer taps and complementary work surfaces. Free standing gas cooker with cooker-hood above and plumbing for a washing machine. Double glazed window to the side and door to the side giving access to the rear.

First Floor Landing

Bedroom One

15' 7" x 13' 3" (4.75m x 4.04m)

Double glazed bay window to the front.

Bedroom Two

10' 2" x 12' 1" (3.10m x 3.68m)

Double glazed window to the rear and television connection point.

Bedroom Three

10' 2" x 10' 8" (3.10m x 3.25m)

Double glazed window to the rear and built-in cupboard.

Bathroom

Three-piece bathroom suite comprising bath with shower over, pedestal wash hand basin and WC. Radiator and double-glazed window to the side.

Outside

With front and rear gardens.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Three Bedroom Mid-Terraced House
- Council Tax Band: A

Tenure: Freehold EPC Rating: D

guide price

£70,000



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:
PTN115723 - 0002

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