









# welcome to

# Maybank Road, Birkenhead

Perfect for first time-buyers and investors this two-bedroom house is surprisingly spacious and in great condition!













#### **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, jamsold 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.

#### **Entrance Hall**

With radiator.

## Lounge

14' 2" from bay x 10' max (4.32m from bay x 3.05m max) Double-glazed bay window to the front and radiator. Picture rail, fireplace mantelpiece, and carpet. Archway into dining room.

## **Dining Room**

13' 1" x 10' 4" max ( 3.99m x 3.15m max )

Double-glazed window to the rear, doorway to hall, and doorway to kitchen. Radiator, picture rail, and carpet.

#### Kitchen

10' 1" plus alcove x 8' 2" ( 3.07m plus alcove x 2.49m ) Fitted kitchen comprising wall and base cupboards, sink and drainer unit, and work surfaces with tiled splashbacks. Gas oven and hob. understairs cupboard. Double-glazed window to the rear and UPVC door to the side giving access to the yard.

### **First Floor Landing**

With dado rail, skylight and access to the loft.

#### **Bedroom One**

13' 4" max x 12' 2" ( 4.06m max x 3.71m )

Double-glazed window to the front and radiator. Picture rail and carpet.

#### **Bedroom Two**

13' 4" x 8' 10" max ( 4.06m x 2.69m max )

Double-glazed window to the rear, radiator, and carpet.

#### **Bathroom**

Spacious bathroom with three-piece suite comprising, bath with electric shower, pedestal wash hand basin, and WC. Cupboard housing the central heating boiler. Tiled wall, radiator, and double-glazed frosted window to the rear.

#### **Outside**

#### To The Rear

Rear paved yard with artificial lawn area. Brick-built out building and gate giving access to the rear alley.

### **Property Description**

Deceptively spacious and with fantastic proportions this two-bedroom house is the kind of property that vou will walk into and want to move in there and then and is attractive in the front as it is in the rear, with a distinctive facade and surprisingly generous yard. In particular the property boasts a really fantastic living space with two generous and attractive reception rooms connected by an elegant modern archway. The kitchen, too, is much bigger than you might expect, as is the family bathroom upstairs, and the two double bedrooms offer plenty of options depending on how you want to use the space. With fantastic transport links and close to local amenities this house would be ideal for first time buyers or investors so book a viewing today, we would love to show you around!





## welcome to

# Maybank Road, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Attractive 2 Bed Mid-Terrace House
- 2 Generous Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£80,000

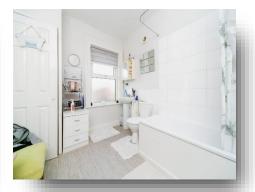


**Ground Floor** 

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