



Southdale Road, Birkenhead, CH42 3XW

welcome to

Southdale Road, Birkenhead

Ready to move in and with no onward chain this three-bedroom mid-terrace house is ideal for those who don't like waiting around for things to happen so if you want to get moving book a viewing today!



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

Whether you are looking for your first home, your first investment property or seeking to expand your portfolio this house will have you clamouring at the door! In a very popular residential location close to the park, local schools, amenities and transport links it is no wonder that houses around here sell fast. This one is particularly attractive, set back from the road with a nice front yard and in need of no immediate work, lending itself to those who would like to be able to take their time deciding how to decorate. With two spacious double bedrooms and a single bedroom as well as a very spacious rear yard this property holds plenty of attractions - if you'd like to learn more give us a call!



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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

Entrance Hall

With composite double glazed front door and radiator.

Lounge

10' 1" x 13' (3.07m x 3.96m)
With Bay double glazed window to front aspect plus a feature fireplace and radiator.

Dining Room

10' 1" x 13' (3.07m x 3.96m)
With double glazed window to rear aspect and radiator.

Kitchen

9' 4" x 6' 3" (2.84m x 1.91m)
With floor and wall cabinets, sink and drainer, gas line for cooker and double-glazed back door and window.

Bedroom One

14' 5" x 10' 5" (4.39m x 3.17m)
With double glazed bay window to front aspect, feature fireplace and radiator.

Bedroom Two

13' 1" x 10' 5" (3.99m x 3.17m)
With double glazed window to rear aspect, feature fireplace, radiator, boiler and built in storage.

Bedroom Three

9' 5" x 6' (2.87m x 1.83m)
With double glazed window to front aspect and radiator.

Bathroom

With bath with mixer taps and overhead shower, wash hand basin and WC. Also, part tiled with radiator and double-glazed window to rear aspect.

Rear Yard

welcome to

Southdale Road, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Mid-Terrace House
- Spacious Yard

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN116117 - 0002

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