

Eldon Road, Rock Ferry, Birkenhead, CH42 3XR



# welcome to

# Eldon Road, Rock Ferry Birkenhead

Charming two-bedroom mid-terraced house on Eldon Road featuring two reception rooms, a modern fitted kitchen, a large four-piece bathroom, and a rear yard. Ideal for first-time buyers or small families.













#### **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.

#### **Entrance Hall**

With double-glazed composite door to the front and radiator.

#### Lounge

10' x 13' 7" (  $3.05m \times 4.14m$  ) Double-glazed bay window to the front and radiator. Electric fireplace and wall light.

#### **Dining Room**

11' 9" x 10' 3" ( 3.58m x 3.12m ) Double-glazed window to the rear and radiator.



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

#### Kitchen

7' 8" x 10' 4" ( $2.34m \times 3.15m$ ) Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Central heating boiler. Radiator and double-glazed door to the side.

#### **First Floor Landing**

With loft access.

#### **Bedroom One**

12' x 13' 8" ( 3.66m x 4.17m ) Double-glazed window to the front and radiator.

#### Bedroom Two

8' 5" x 12' (2.57m x 3.66m) Double-glazed window to the rear and radiator.

#### Bathroom

Outside

Partially tiled bathroom with four-piece bathroom suite comprising, bath with mixer taps, walk-in shower cubicle, wash hand basin and WC. Radiator and medicine cabinet. Double-glazed windows to the side and rear.

#### **Property Description**

Downsize to a convenient location. Boasting two versatile reception rooms, the property offers ample space for both relaxing and entertaining. The front reception room provides a cosy retreat, while the second, larger reception room could serve as a dining room, a more formal lounge, or even a play area. The heart of the home is undoubtedly the modern fitted kitchen, thoughtfully designed with contemporary units and ample worktop space, ready for culinary adventures. Upstairs, you'll find two comfortable bedrooms, perfect for unwinding after a long day. The generously sized four-piece bathroom is a true highlight, featuring a bath, separate shower cubicle wash hand basin, and WC, offering a luxurious and functional space. To the rear, a private yard provides a low-maintenance outdoor area, perfect for al fresco dining or simply enjoying a quiet moment. Situated within easy reach of local amenities, schools, and transport links, this Eldon Road property combines comfortable living with everyday convenience.



Yard to the rear. view this property online jonesandchapman.co.uk/Property/PTN116093



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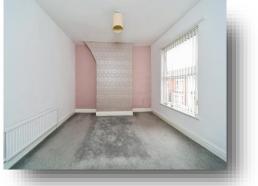
# Eldon Road, Rock Ferry Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid-Terraced House
- Two Reception Rooms

Tenure: Freehold EPC Rating: D Council Tax Band: A

# guide price **£100,000**





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Property Ref:

PTN116093 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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