









welcome to

Milton Road East, Birkenhead

Attention!!!

This property definitely delivers on space, with plenty of reception rooms to keep all the family occupied, plenty of space upstairs with three bedrooms, a bathroom...Not to mention a private rear garden!!













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.

Property Description

Standing proud is this three-bedroom traditional-style semi-detached house situated in a highly sought after part of The Wirral. The property is ideally placed for local schools and amenities and offers spacious family accommodation throughout that needs to be appreciated with an internal inspection. In brief the accommodation comprises entrance hall, lounge, sitting room, dining room and kitchen, and to the first floor are three well-proportioned bedrooms and a bathroom. Externally the property occupies a good-sized plot with private yard to the rear. The property is being sold with no ongoing chain and an early viewing is strongly recommended in order to avoid disappointment!



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 front door and door giving access to a goodsized cellar.

Lounge

12' x 13' 6" (3.66m x 4.11m) With window to side aspect.

Dining Room

12' 6" x 14' 9" (3.81m x 4.50m) With window to side aspect and gas fireplace.

Sitting Room

12' \times 15' 4" (3.66m \times 4.67m) With window to front aspect and a gas fire.

Kitchen

9' 7" x 8' 9" (2.92m x 2.67m)

With wall and base units, worktops, sink and drainer, gas connection point for a free-standing gas cooker with cooker hood above, and double glazed door to side aspect.

First Floor Landing

With storage room and access to good-sized loft space ideal for storage.

Bedroom One

12' 9" x 13' 7" (3.89m x 4.14m) With window to side aspect.

Bedroom Two

12' 9" x 12' 5" (3.89m x 3.78m)
With double glazed window to front and side aspect.

Bedroom Three

12' 2" x 12' (3.71m x 3.66m) With double glazed window to side aspect and boiler.

Bathroom

5' 5" x 6' 5" (1.65m x 1.96m) With bath, shower, wash hand basin, W/C and double glazed window to side aspect.

Outside

Rear Yard

With concrete, hedges and gate as side access.





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Milton Road East, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi Detached House
- Three Reception Rooms

Tenure: Freehold EPC Rating: F

Council Tax Band: B

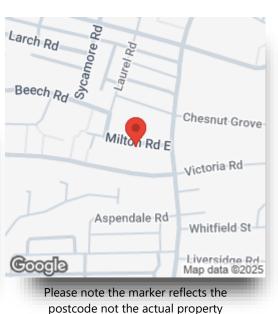
guide price

£70,000









view this property online jonesandchapman.co.uk/Property/PTN114733



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