



**Lingdale Road North, Birkenhead, CH41 0DJ**



**welcome to**

**Lingdale Road North, Birkenhead**

Iconic History, Unique dolls house Esq setting, this rare gem could be all yours!!

Viewing's by appointment ONLY.. Sometimes opportunity knocks, but most of the time it sneaks up and then quietly steals away, so call us now to view!! The home of 2025!!



### 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.

### Agents Note

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

### Entrance Hall

Single-glazed door and window to the front, and tiled floor.

### Lounge/ Diner

22' 7" x 10' 1" ( 6.88m x 3.07m )

Double-glazed window to the front and single-glazed patio doors to the rear. Radiator and electric fireplace.

### Sitting Room

14' 4" x 12' 2" ( 4.37m x 3.71m )

Double-glazed window to the front and gas fireplace.

### Kitchen

15' 11" x 7' 10" ( 4.85m x 2.39m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Understairs cupboard. Electric cooker. Radiator and double-glazed window to the rear.

### Lean-To

4' 11" x 8' ( 1.50m x 2.44m )

Comprising base units with work surfaces and washing machine plumbing beneath.

### First Floor Landing

Double-glazed window to the rear and loft access.

### Bedroom One

12' 3" x 14' 4" ( 3.73m x 4.37m )

Double-glazed window to the front and radiator. Wash hand basin and fitted wardrobes.

### Bedroom Two

14' 3" x 10' 3" ( 4.34m x 3.12m )

Double-glazed window to the front and radiator.

### Bedroom Three

7' 10" x 10' 3" ( 2.39m x 3.12m )

Double-glazed window to the rear and radiator.

### Shower Room

Four-piece shower room suite comprising shower cubicle, wash hand basin, bidet and WC. Central heating boiler, radiator, and double-glazed window to the rear.

### Outside

With rear yard and out-buildings.

### Rear Yard

Courtyard to the rear with garden borders.

### Outbuildings

Three brick built outbuildings and outside WC.

### Property Description

Turn a dream into Reality!

An extremely rare opportunity to purchase a stunning detached sandstone cottage standing tall in prime location of Cloughton village.

This property is in need of modernisation, but could be a real showstopper once complete, sophisticated and spacious it has everything you need for the perfect family setting. The accommodation includes a hall, an lovely bright spacious lounge and separate dining room - this room is extremely versatile and can be used as a office, playroom, or sitting room to suit the needs of any family, the kitchen is also spacious and also has space to dine, here you will find access to the utility which leads out to the garden where there is an abundance of storage options, including an outside W.C. On the first floor there are three good sized bedrooms and a large landing providing 'room' for ideas on living needs, finally completing this magnificent home is an equally good-sized shower room. There are gardens to the front and rear, the rear is more of a courtyard setting, however plenty of lawn at the front. and off-road parking.

Viewing is essential.



***view this property online*** [jonesandchapman.co.uk/Property/PTN115987](https://jonesandchapman.co.uk/Property/PTN115987)



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## Lingdale Road North, Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom
- Fronted Detached House
- Lounge & Dining Room

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

guide price

**£220,000**



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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN115987 - 0002

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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