



Lever Avenue, Wallasey, CH44 7BE

welcome to

Lever Avenue, Wallasey

Attention First Time Buyers & Investors - This has NO ONGOING CHAIN. The property is ready for you to put your own stamp on. Book your 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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

Attention First Time Buyers - This has NO ONGOING CHAIN. The property is ready for you to put your own stamp on and comprises; entrance hall, two generous reception rooms, kitchen to the rear. To the first floor there are two double bedrooms and third bedroom, family bathroom. There is a walled yard to the rear.

Entrance Hall

Double glazed front door and radiator.

Lounge

11' 1" x 11' 5" (3.38m x 3.48m)

Double glazed bay window to front, radiator and television connection point.

Dining Room

10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed door to the rear, radiator and television connection point.

Kitchen

5' 8" x 22' 5" (1.73m x 6.83m)

Comprising floor and wall cabinets, gas hob, gas oven, dishwasher, washing machine and radiator. Two double glazed windows to the side.

Landing

Loft access.

Bedroom One

10' 7" x 11' 2" (3.23m x 3.40m)

Double glazed bay window to the front, radiator and television connection point.

Bedroom Two

10' 1" x 11' (3.07m x 3.35m)

Double glazed window to the rear and built in cupboard.

Bedroom Three

7' x 5' 7" (2.13m x 1.70m)

Double glazed window to the front and radiator.

Bathroom

Part tiled Bathroom comprising bath, wc, wash hand basin and double glazed window to the rear.

Outside

Rear Garden

Rear Yard.



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Lever Avenue, Wallasey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Ongoing Chain
- Mid Terrace house

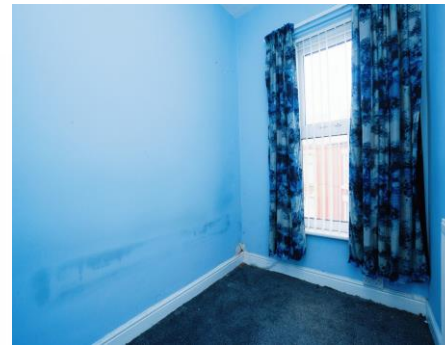
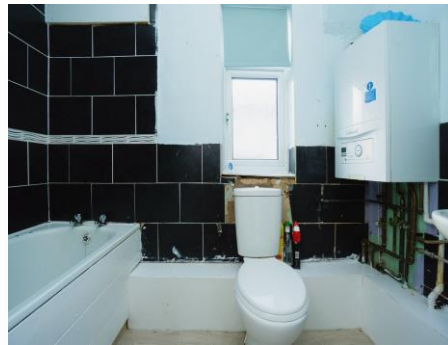
Tenure: Freehold EPC Rating: E

guide price

£75,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL109542 - 0006

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

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