



**Osborne Grove, Wallasey, CH45 1JB**



**welcome to**

**Osborne Grove, Wallasey**

Looking for a new Project? Look no further! This is a fantastic opportunity to renovate this Semi-Detached House. located at the start of Osborne Grove. positioned on a corner plot, the property benefits from a wraparound garden and garage. Call now to avoid missing out.



### **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 £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**

Looking for a new project? Look no further! This is a fantastic opportunity to renovate this Semi-Detached House.

Comprising side door, leading to hall, and cloakroom, Kitchen diner to the rear and a generous lounge to the front of the property. To the first floor there are three bedrooms and bathroom. Located at the start of Osborne Grove, positioned on a corner plot, the property benefits from a wrap around garden and garage. Call now to avoid missing out.

#### **Entrance Hall**

Under stairs cupboard.

#### **Cloakroom**

WC and wash hand basin.

#### **Lounge**

10' 11" x 17' 1" ( 3.33m x 5.21m )

Window to front.

#### **Kitchen/ Diner**

17' 1" x 7' 11" ( 5.21m x 2.41m )

Comprising wall and base units, sink, gas hob and two windows.

#### **Landing**

##### **Bedroom One**

17' 2" x 11' ( 5.23m x 3.35m )

Two windows.

##### **Bedroom Two**

8' 6" x 8' 1" ( 2.59m x 2.46m )

Window to front and radiator.

##### **Bedroom Three**

8' 1" x 8' 3" ( 2.46m x 2.51m )

Windows.

##### **Bathroom**

Comprising WC, pedestal wash hand basin, electric shower and shower tray. Radiator and window.

##### **Outside**

##### **Garage**

17' 6" x 8' 3" ( 5.33m x 2.51m )

Up and over door.



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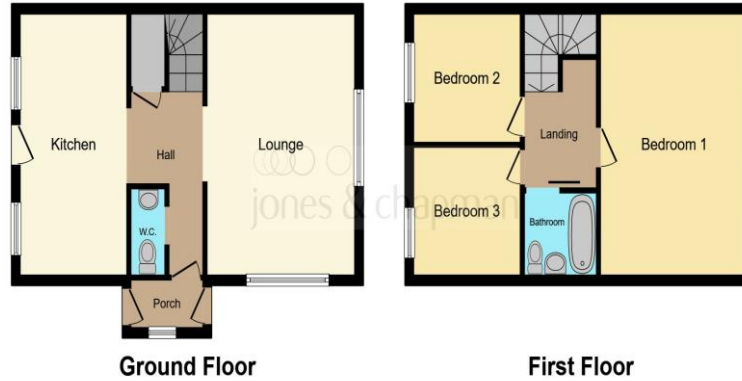
## Osborne Grove, Wallasey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band B
- Semi-Detached House In need of Modernisation

Tenure: Freehold EPC Rating: D

guide price

**£150,000**



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:  
WAL110027 - 0002

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