



Newell Road, Wallasey, CH44 1AD

welcome to

Newell Road, Wallasey

Jones and Chapman are proud to bring you this four bedroom mid terraced house in the heart of Liscard. Call us today 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

Jones and Chapman are delighted to bring to market this four bedroom mid-terraced Property situated on the ever popular Newell Road. The property does require some updating and renovation however could make an ideal home! Downstairs, the house consists of a lounge and dining room, and then a really well-proportioned kitchen to the rear. Upstairs you have four good sized bedrooms and a bathroom. There is a good sized garden to the rear of the property. Close to local amenities and transport links as well as being situated in a good catchment area for both primary and secondary schools. Call us today or pop into branch to arrange a viewing!

Entrance Porch

UPVC double glazed front door, meter cupboard and carpet.

Entrance Hall

Wood frame single glazed door, radiator and carpet.

Lounge

14' 11" x 13' 11" (4.55m x 4.24m)

UPVC double glazed bay window to front, radiator and carpet.

Dining Room

10' x 9' 10" (3.05m x 3.00m)

UPVC double glazed window to rear, radiator and carpet.

Reception Room Three

13' 1" x 10' 2" (3.99m x 3.10m)

UPVC double glazed window to rear, radiator and carpet.

Kitchen

10' x 7' 3" (3.05m x 2.21m)

Vinyl floor, UPVC double glazed window to rear, UPVC double glazed patio door to side, part tiled walls, boiler, sink, gas hob, electric oven, extractor, washing machine plumbing and integrated fridge / freezer.

Landing

Carpet.

Bedroom One

14' 11" into bay x 12' 11" (4.55m into bay x 3.94m)

UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

13' 2" x 11' (4.01m x 3.35m)

UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

9' 11" x 7' 2" (3.02m x 2.18m)

UPVC double glazed window to rear, radiator and carpet.

Bedroom Four

8' 5" x 7' 5" (2.57m x 2.26m)

UPVC double glazed window to front, radiator and carpet.

Bathroom

Bath with overhead shower, sink and WC. Radiator, part tiled walls, part tiled floor and UPVC double glazed window to rear.

Outside

Rear Garden

Patio courtyard and brick walls.



view this property online jonesandchapman.co.uk/Property/WAL110524



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Newell Road, Wallasey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: B
- Mid Terraced Property

Tenure: Freehold EPC Rating: D

guide price

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [jonesandchapman.co.uk/Property/WAL110524](https://www.jonesandchapman.co.uk/Property/WAL110524)



Property Ref:
WAL110524 - 0002

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.

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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