



Sandon Promenade, Wallasey, CH44 8DD

welcome to

Sandon Promenade, Wallasey

PERFECT FOR FAMILIES, UPSIZERS OR INVESTORS! This could be the house for you! This property boasts incredible views from the front of the property and garden of the promenade, River Mersey and Liverpool. In need of renovation and some TLC but could make an ideal family home! Call us 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 4.5% 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

We are proud to bring you this incredible four bedroom detached property situated on the promenade with incredible views from the front of the house of the River Mersey and Liverpool. For those with families you'll be in the catchment of sought after schools at the primary and senior levels. The house itself consists on the ground floor of two spacious reception rooms, large open plan kitchen and dining area, store room, utility room and conservatory. To the first floor are three generous double bedrooms (one with ensuite) a single bedroom, and a large family

bathroom. Externally the house comes with a beautiful tiered front garden looking out to the promenade, driveway and also a rear courtyard. In need of renovation and some TLC but could make an ideal family home! Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

Reception Room

18' plus bay x 13' 11" (5.49m plus bay x 4.24m)
Wood framed single glazed bay window to front, electric fire, radiator and carpet.

Lounge

15' plus bay x 13' 11" (4.57m plus bay x 4.24m)
Wood framed single glazed bay window to front, gas fire, two radiators and carpet.

Dining Room

13' 11" x 11' (4.24m x 3.35m)
Two wall radiators, log burner, tiled floor and wood framed single glazed patio door to rear.

Reception Room Three

12' 7" x 7' 3" (3.84m x 2.21m)
Radiator and tiled floor.

Kitchen

11' 7" x 8' 5" (3.53m x 2.57m)
Sink, kitchen island, gas hob and oven, Plumbing for dishwasher, part tiled walls, tiled floor, two wood framed double glazed windows to rear, wood framed single glazed door to side and two Velux windows.

Utility Room One

8' 7" x 6' 10" (2.62m x 2.08m)
Sink, plumbing for washing machine, tiled floor, wood framed single glazed window to side, wood framed single glazed door to side and Velux window.

Utility Room Two

7' 2" x 6' 4" (2.18m x 1.93m)
Boiler and tiled floor.

Conservatory

13' 1" x 7' 3" (3.99m x 2.21m)
UPVC double glazed windows, UPVC double glazed door to side and tiled floor.

Landing

Radiator and carpet.

Bedroom One

14' 11" max x 14' max (4.55m max x 4.27m max)
Wood framed single glazed window to front, radiator and carpet.

En-Suite

WC, sink and shower. Radiator, part tiled walls, laminate flooring and steel framed double glazed window to side.

Bedroom Two

18' x 13' 11" max (5.49m x 4.24m max)
Wood framed single glazed window to front, two radiators and carpet.

Bedroom Three

9' 7" x 6' 11" (2.92m x 2.11m)
Wood framed single glazed window to front, radiator and carpet.

Bedroom Four

11' 2" max x 7' 11" (3.40m max x 2.41m)
Wood framed single glazed window to side, radiator and carpet. Loft access.

Bathroom

WC, bidet, sink, freestanding bath and shower. Radiator and wood floor.

Outside

Front Garden

Tiered grass areas, brick walls to side and wooden fence to front.

Rear Garden

Patio courtyard, brick walls and brick shed.



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

Tenure: Freehold EPC Rating: F

guide price

£250,000



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:
WAL110701 - 0007

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



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