



Malvern Road, Wallasey, CH45 8NW

welcome to

Malvern Road, Wallasey

This four bedroom semi-detached house is perfect for upsizers, families or investors. Located in a highly sought after area and close to schools, transport links and amenities, this won't be around for long so call now to avoid disappointment!



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

'The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.'

Property Description

Jones and Chapman are delighted to bring you this semi-detached home situated in the highly sought after location of Malvern Road. Offering two reception rooms, and a large kitchen. Upstairs are four bedrooms, and shower room. The home is also located ideally for local amenities and transport links. The property does require a renovation but could make the ideal family home. Sure to be a popular property, call us today or pop into the Wallasey Branch to arrange a viewing!

Entrance Porch

UPVC double glazed front door and carpet.

Entrance Hall/Downstairs Wc

Wood framed single glazed door, radiator, meters under stairs and carpet, Downstairs WC and sink situated under stairs.

Lounge

15' 4" into bay x 12' 11" max (4.67m into bay x 3.94m max)
UPVC double glazed bay window to front, gas fire, radiator and carpet.

Dining Room

11' 7" x 10' 4" max (3.53m x 3.15m max)
UPVC double glazed patio doors to rear, radiator and carpet.

Kitchen

17' x 8' 10" (5.18m x 2.69m)
Sink, freestanding oven and gas hob. Plumbing for washing machine, boiler, radiator, part tiled walls and vinyl flooring. UPVC double glazed window to rear and UPVC double glazed patio door.

Landing

Carpet.

Bedroom One

12' 11" plus bay x 11' 5" (3.94m plus bay x 3.48m)
UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

11' 2" x 10' 1" max (3.40m x 3.07m max)
UPVC double glazed window to rear, radiator and carpet.

Bedroom Three

9' 5" x 8' 11" max (2.87m x 2.72m max)
UPVC double glazed window to rear, radiator, fitted storage and laminate flooring.

Bedroom Four

10' 8" x 6' 6" (3.25m x 1.98m)
WC, sink and shower. Part tiled walls, radiator, laminate flooring and UPVC double glazed window to side. Loft access.

Outside

Rear Garden

Patio, brick walls and wooden gate providing side access.



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welcome to

Malvern Road, Wallasey

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

Tenure: Freehold EPC Rating: D

guide price

£140,000



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:
WAL110746 - 0003

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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