



Harvey Road, Wallasey, CH45 5HP

welcome to

Harvey Road, Wallasey

CALLING ALL CASH BUYERS & INVESTORS! 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.

Property Description

CALLING ALL CASH BUYERS & INVESTORS! Jones and Chapman are delighted to bring you this semi-detached home situated in the highly sought after location of Harvey Road. Offering two great reception rooms, a large kitchen / dining area and good-sized back garden. Upstairs are two large double bedrooms, and a single bedroom and bathroom. On the second floor is another double bedroom and storage area. Located in an excellent catchment area for both Primary and Secondary

schools. 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 Hall

Wood framed single glazed door, under stairs storage and carpet.

Lounge

14' 1" max x 12' 2" Plus Bay (4.29m max x 3.71m Plus Bay)
Wood framed single glazed bay window to front, gas fire and carpet.

Dining Room

14' 2" x 11' 1" max (4.32m x 3.38m max)
Wood framed single glazed windows to rear and side, gas fire and carpet.

Kitchen

16' 6" max x 16' max (5.03m max x 4.88m max)
Comprising sink, gas hob and oven, gas fire, vinyl flooring, wood framed single glazed window to rear and wood framed single glazed door to rear.

First Floor Landing

Bedroom One

12' 2" max x 12' 2" Plus Bay (3.71m max x 3.71m Plus Bay)
Wood framed single glazed bay window to front and wood floor.

Bedroom Two

14' 2" x 12' max (4.32m x 3.66m max)
Wood framed single glazed window to rear and carpet.

Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m)
Wood framed single glazed window to front and carpet.

Bathroom

WC, sink and bath. Storage cupboard housing water tank, carpet and two wood framed single glazed windows to rear.

Second Floor Accommodation

Bedroom Four

14' x 10' 11" (4.27m x 3.33m)
Restricted Head Height.
Wood framed single glazed window to front and wood floor.

Storage Room

8' 11" x 3' 8" (2.72m x 1.12m)
Sky light and wood floor

Outside

Rear Garden

Patio courtyard, brick walls, brick built shed and wooden gate providing side access.



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Harvey Road, Wallasey

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

Tenure: Freehold EPC Rating: F

guide price

£130,000



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:
WAL111048 - 0004

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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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