



Belmont Road, Wallasey, CH45 2LB

welcome to

Belmont Road, Wallasey

A Perfect Family Home in the sought after location of Belmont Road. A stone's throw from New Brighton promenade, this property is sure to go quickly! Call us today and book your viewing!



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

Jones and Chapman are proud to bring you this three bedroom end terraced property situated in an ever-popular location of Belmont Road. The house would make an incredible family home. It consists on the ground floor of a spacious living room, dining room, large kitchen and conservatory. To the first floor are two generous double bedrooms, a single bedroom and the family bathroom. Externally the house comes with a good sized yard. Close to Local

Amenities, Schools and Transport Links of New Brighton and a short stroll to the promenade. Being Sold with No Onward Chain. Viewing is essential to appreciate the true potential of the house so call us now to avoid disappointment!

Entrance Hall

Composite double glazed door, radiator and laminate flooring.

Lounge

14' 10" max x 13' 4" into bay (4.52m max x 4.06m into bay)
UPVC double glazed bay window to front, radiator, meter cupboard and laminate flooring.

Dining Room

16' 6" max x 11' 9" (5.03m max x 3.58m)
Radiator, laminate flooring and UPVC double glazed doors to rear.

Kitchen

18' 10" x 7' 10" (5.74m x 2.39m)
Sink, electric oven, Bush gas hob and cooker-hood. Plumbing for washing machine, boiler housed in cupboard, part tiled walls and tiled floor. Skylight, UPVC double glazed window to side and UPVC double glazed door to side.

Conservatory

9' 6" x 8' 5" (2.90m x 2.57m)
UPVC double glazed windows, UPVC double glazed door to rear, radiator and carpet.

Landing

Carpet and Loft access.

Bedroom One

11' 7" max x 11' 4" (3.53m max x 3.45m)
UPVC double glazed window to front, radiator and laminate flooring.

Bedroom Two

14' 1" max x 11' 10" (4.29m max x 3.61m)
UPVC double glazed window to rear, radiator, fitted wardrobe and carpet.

Bedroom Three

7' 9" x 6' 10" (2.36m x 2.08m)
UPVC double glazed window to front, radiator and laminate flooring.

Bathroom

WC, sink and bath with electric shower. Part tiled walls, radiator, vinyl flooring and UPVC double glazed window to rear.

Outside

Rear Garden

Astroturf, courtyard and composite panelled walls.



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

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£145,000



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:
WAL110968 - 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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