



Park Street, Wallasey, CH44 1AT

welcome to

Park Street, Wallasey

This property is a true blank canvas, waiting for your imagination and design flair to transform it into a wonderful and valuable asset. Viewings are highly recommended to fully appreciate the potential on offer. Call us today to arrange 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 delighted to present a fantastic opportunity to secure a two-bedroom semi detached property on popular Park Street, being sold with the distinct advantage of no onward chain. This is a prime project for first-time buyers, investors, or DIY enthusiasts looking to craft their perfect home from the ground up. While the property requires a degree of modernisation, including the installation of a central heating system and cosmetic renovation

throughout, it presents a rare chance to create a stylish and comfortable home entirely to your own specification. You can choose every finish, fixture, and layout without the constraints of existing décor. The accommodation comprises two well-proportioned bedrooms, two welcoming reception rooms, large kitchen, study room and family bathroom. Outside, the property benefits from a low-maintenance rear yard, ideal for a morning coffee or evening relaxation. Call us today to arrange your viewing! Council Tax Band: A.

Entrance Porch

Wood framed single glazed door and tiled.

Entrance Hall

Wood framed single door, meter cupboard and laminate flooring.

Lounge

14' 5" x 10' 10" plus bay (4.39m x 3.30m plus bay)
UPVC double glazed bay window to front, gas fire and carpet.

Dining Room

12' x 11' 6" max (3.66m x 3.51m max)
Gas fire, carpet and UPVC double glazed door to rear.

Kitchen

12' 1" x 9' 9" (3.68m x 2.97m)
Sink, electric oven, gas hob and cooker-hood. Part tiled walls, tiled floor, UPVC double glazed window to side and UPVC double glazed window to rear.

Landing

Carpet and loft access.

Bedroom One

14' 11" max x 12' 2" plus bay (4.55m max x 3.71m plus bay)
UPVC double glazed bay window to front and carpet.

Bedroom Two

12' 1" x 9' 6" (3.68m x 2.90m)
UPVC double glazed window to rear and carpet.

Study

6' 10" x 4' 4" (2.08m x 1.32m)
UPVC double glazed window to side and carpet.

Bathroom

Comprising WC, sink, bath and shower. Vinyl flooring and UPVC double glazed window to rear.

Outside

Rear Garden

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

Agents Note

Please be advised that a small, perpetual, yearly rent charge applies. Contact the Agent or your Solicitor for details.



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welcome to

Park Street, Wallasey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Property
- Two Bedrooms, One Study Room

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£120,000



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:
WAL111268 - 0008

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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