

3 River Grove
Wirral

£99,000

Freehold

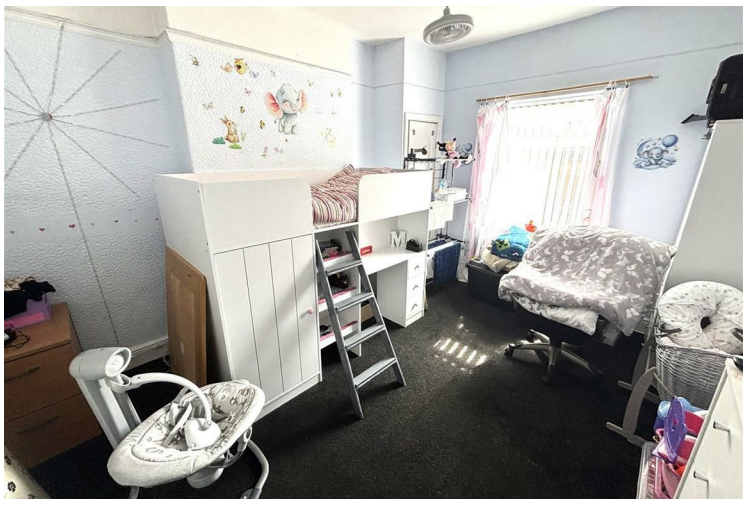
Three-Bedroom Property – Live Auction Opportunity | River Grove, Wirral, CH62 1EA

A three bedroomed property in River Grove, Wirral, with plenty of scope to improve adding value.

The property comprises of entrance hallway, lounge with bay window, dining room, kitchen, separate utility room, workshop, three good sized bedrooms and a family bathroom.

This home benefits from excellent transport links. Bebington Rail Station is approximately 0.75 miles away offering direct rail access. Nearby motorway junctions including M53 J4 (2.28 miles), J3 (3.17 miles), and J5 (4.54 miles) provide convenient road connections. Local bus services are easily accessible from stops on Onslow Road, New Ferry Pier and Beverley Road, all within walking distance.





• WELL LOCATED THREE BED MID TERRACED PROPERTY • FOR SALE VIA PUBLIC AUCTION • UPVC DG & GCH. NO CHAIN !!! • LOUNGE, KITCHEN/DINER. • FAMILY BATHROOM • REAR GARDEN, UTILITY, THREE BEDROOMS. • NEAR AMENITIES, SCHOOLS & TRANSPORT LINKS.

Disclaimer.

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice

Auction Terms

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price





• IDEAL FOR INVESTORS AS SIZE, LOCATION & PRICE. • CALL MISTORIA ESTATE AGENTS TODAY FOR MORE INFORMATION

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

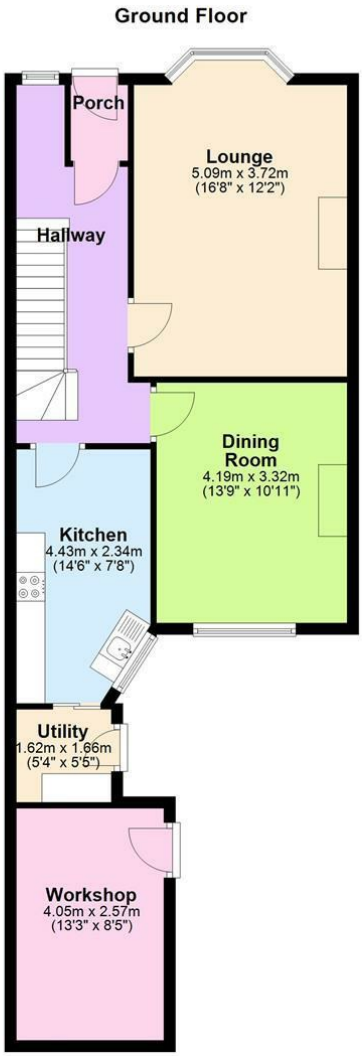
General

Note

Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.

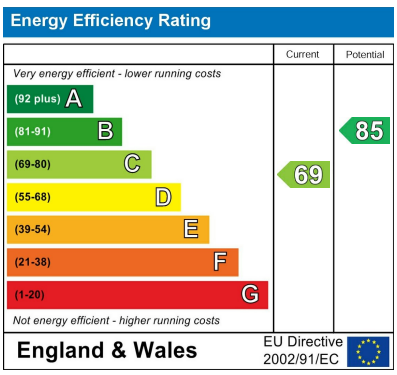












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Bolton Mistoria
108-110 Deansgate
Bolton
BL1 1BD

01204 800766
info@mistoria.co.uk
mistoria.co.uk

MISTORIA
ESTATE AGENTS