



Mount Drive, Wirral CH63 5NX

welcome to

Mount Drive, Wirral

This linked semi-detached house, makes for a great family home. Offering off-road parking and garage, a large living space, grassy garden and three well proportioned bedrooms. Situated on a quiet road, yet still handy for local amenities, reputable schools and transport links.



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

The property offers a porch with storage cupboard before heading through into the living room. A light and airy room, with new laminate flooring and flooded with natural light, owing to the large window to the front elevation. There are glass double doors that lead into the second reception room, a versatile space, currently utilised as a second sitting room. However, could easily accommodate a dining table and chairs. From here sliding doors open into the conservatory, which in turn, opens into the garden. The kitchen can be accessed via either reception room and offers ample counter and cupboard space

for all your culinary needs. Off the kitchen is a utility hallway leading to a recently installed downstairs shower room, as well as to the front and rear gardens.

Heading upstairs there are two double bedrooms and a generously sized third, serviced by a family bathroom with separate w/c, useful for a young family.

Externally, to the rear, a private garden laid to lawn, with stoned patio areas to the top and bottom of the garden, giving more year-round utility. To the front a small, manicured lawn and off-street parking, via dropped curb.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

Ground Floor

Lounge

19' 7" x 11' 3" (5.97m x 3.43m)

Dining Room

10' x 9' 9" (3.05m x 2.97m)

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Conservatory

10' x 9' 10" (3.05m x 3.00m)

Shower Room

5' 2" x 5' (1.57m x 1.52m)

First Floor

Bedroom One

14' 2" x 9' 6" (4.32m x 2.90m)

Bedroom Two

12' 3" x 11' 3" (3.73m x 3.43m)

Bedroom Three

7' 3" x 7' 1" (2.21m x 2.16m)

Family Bathroom

5' 6" x 5' 6" (1.68m x 1.68m)



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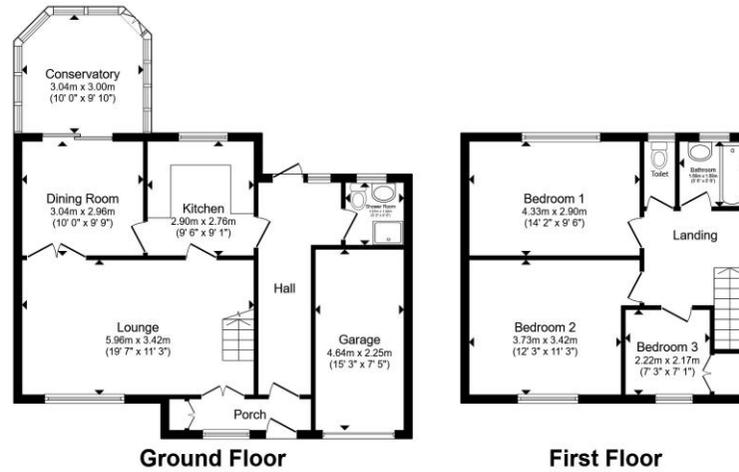
Mount Drive, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom family home
- Linked semi-detached

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

guide price

£210,000



Total floor area 118.8 m² (1,278 sq.ft.) approx
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.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
BEB110640 - 0003

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