



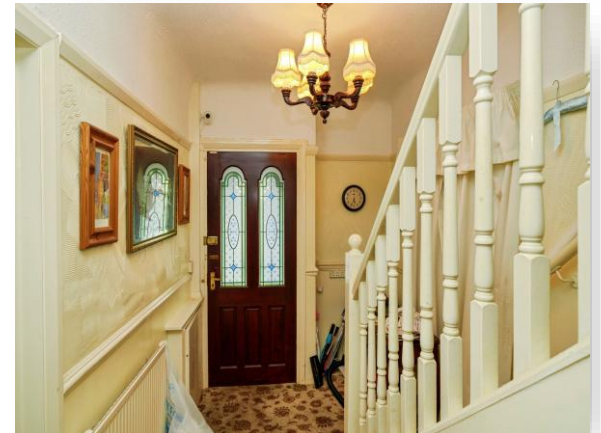
**Hoylake Road, Wirral CH46 6DF**



**welcome to**

## **Hoylake Road, Wirral**

In need of modernisation throughout, the home features three reception rooms, kitchen, three double bedrooms, bathroom, and rear garden. Ideally situated close to Moreton Village, train station and local amenities - a fantastic opportunity to add value and create a lovely family home.



## 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

This spacious three-bedroom property offers excellent potential and is ideally located close to local amenities, transport links, and schools. The ground floor comprises an entrance porch leading into a welcoming hallway, two generous reception rooms, dining room and kitchen. Upstairs there are three bedrooms including one loft room and a family bathroom. The property is in need of modernisation throughout, offering a fantastic opportunity for buyers looking to add their own stamp and create a lovely family home. There is great scope to add value through improvement and refurbishment.

Outside, the property benefits from off road parking to the front and rear garden and is conveniently positioned for access to Moreton Village, train station, and the motorway network.

### Lounge

12' 4" x 11' 2" max ( 3.76m x 3.40m max )

### Second Reception Room

12' 7" max x 11' 2" ( 3.84m max x 3.40m )

### Dining Room

9' 3" x 8' 4" ( 2.82m x 2.54m )

### Kitchen

17' 6" x 7' 8" max ( 5.33m x 2.34m max )

### Bedroom One

12' 3" x 11' 2" max ( 3.73m x 3.40m max )

### Bedroom Two

12' 6" x 11' 2" ( 3.81m x 3.40m )

### Bedroom Three

18' 4" x 8' 5" ( 5.59m x 2.57m )



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## Hoylake Road, Wirral

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council tax band B
- Two reception rooms

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

guide price

**£150,000**



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.focagent.com



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Property Ref:  
GRE106123 - 0004

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