



**Exeter Road, Wallasey, CH44 1DR**

**welcome to**

**Exeter Road, Wallasey**

Nestled on a quiet and family-friendly road, this property presents a rare and exciting opportunity. This is a home waiting for you to unleash your creativity and style. If you're looking for a project to transform into your dream home, your search ends here at Exeter Road.



## 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

A fantastic opportunity to acquire a well-proportioned two-bedroom end terraced home on Exeter Road. This property offers huge potential for the discerning first-time buyer looking to put their own stamp on a home, or for a savvy buy-to-let investor seeking a solid addition to their portfolio and boasts the significant advantage of no chain. Enter through the welcoming hallway, where you can immediately appreciate the generous proportions and the solid foundation this home

provides. The journey of transformation begins here, with neutral decor and good-sized rooms offering a blank slate for your vision. To your left, the spacious open plan living and dining room awaits. Bathed in natural light from a large front-facing window, this is a fantastic room to start your redesign. Located just off this space, is the kitchen. Externally, there is a large low maintenance garden. Upstairs, the property continues to impress with two well-proportioned double bedrooms. Serving the first floor is the family bathroom. Call us today to arrange a viewing. Council Tax Band: A

**Entrance Hall**  
**Lounge**  
**Dining Room**  
**Kitchen**

## Landing

**Bedroom One**  
**Bedroom Two**  
**Bathroom**

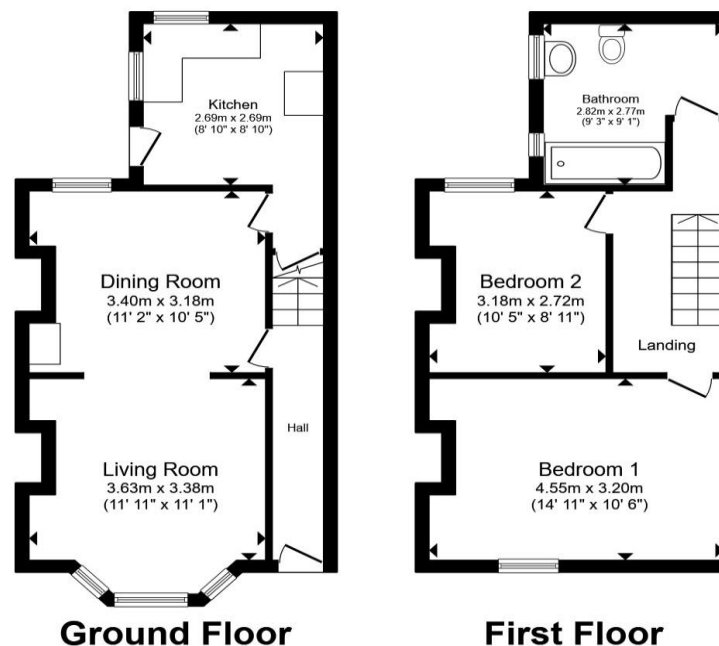
## Outside

**Front Garden**  
Small yard.

**Rear Garden**  
Courtyard.

## Agents Note

'There is a easement on the title, please enquire with the branch'.



Total floor area 73.4 m<sup>2</sup> (790 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](http://www.propertybox.io)



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## Exeter Road, Wallasey

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End Terraced Property
- Two Bedrooms

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

guide price

**£70,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAL111533 - 0007

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