



Patricia Avenue, Bidston, Birkenhead, CH41 7BE

welcome to

Patricia Avenue, Bidston, Birkenhead

Perfect first-time buy or investment opportunity! This well-presented two-bedroom mid-terrace home offers spacious living accommodation, ample off-road parking and a generous rear garden. This property is ready to move straight into and enjoy.



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.

Lounge

14' 6" x 12' 10" (4.42m x 3.91m)

Double-glazed bay window to the front and radiator.

Dining Room

16' x 10' 2" (4.88m x 3.10m)

Double-glazed window to the rear, radiator and understairs storage.

Kitchen

12' 10" x 6' 6" (3.91m x 1.98m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Gas oven and hob. Central heating boiler. Double-glazed window to the side.

Lean To

Double-glazed windows to the side and rear and double-glazed door giving access to the rear.

First Floor Landing

Double-glazed window to the side and loft access.

Bedroom One

14' 6" x 13' 7" (4.42m x 4.14m)

Double-glazed bay window and further double-glazed window to the front, and radiator.

Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m)

Double-glazed window to the rear, radiator and built-in wardrobes.

Bathroom

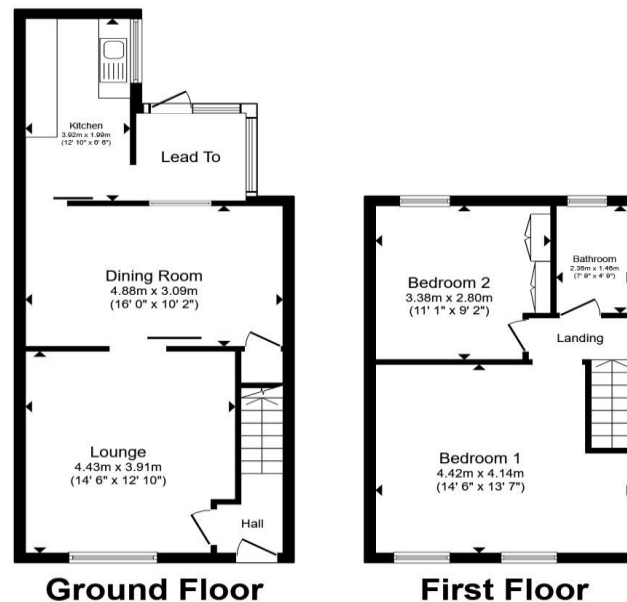
Bathroom with three-piece set comprising bath with shower over, wash hand basin and WC. Radiator and double-glazed window to the rear.

Outside To The Front

With driveway.

Rear Garden

Rear garden with lawn and flagstones, tree, garden shed and mature foliage.



Total floor area 87.0 m² (936 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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Patricia Avenue, Bidston Birkenhead

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom End Terraced House
- Lounge & Dining Room

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

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PTN116822 - 0003

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