



Mill Park Drive, Wirral CH62 9AX

welcome to

Mill Park Drive, Wirral

This three-bedroom terrace house is ideal for investors and first-time buyers alike. Well-presented throughout, boasting off-road parking and close to local amenities, reputable schools and great transport links this is not one to be missed.



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 ground floor comprises of a living/dining room spanning the length of the house. With windows to the front and rear aspect the room is enriched with natural light. The room can comfortably accommodate a dining table and chairs, along with sofas. The kitchen is to the rear with a window looking out into the garden. Equipped with ample counter and cupboard space for all your culinary needs. Off the hallway grants access to the private passage running down the side of the house, with UPVC doors at either end. This space is currently utilised as a utility room.

Upstairs are three well-proportioned bedrooms neutrally decorated, serviced by a modern, three-piece suite family bathroom.

Outside, the garden to the rear is flagstone, offering low-maintenance and year round utility. To the front off-road parking.

Lounge

22' 2" x 11' 11" (6.76m x 3.63m)

Kitchen

9' 11" x 9' 6" (3.02m x 2.90m)

Utility Room

4' 7" x 21' 1" (1.40m x 6.43m)

Bedroom One

10' 1" x 12' 7" (3.07m x 3.84m)

Bedroom Two

11' 1" x 12' 9" (3.38m x 3.89m)

Bedroom Three

7' 3" x 12' 5" (2.21m x 3.78m)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Family Home
- Off Street Parking

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

guide price

£160,000



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.focalagent.com



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Property Ref:
BEB110764 - 0003

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