

## 1A Yelverton Road, Birkenhead, Merseyside CH42 6PE

\*GUIDE PRICE: **£40,000 +** (plus fees)



### 1A Yelverton Road, Birkenhead

In need of renovation this 2 bedroom mid-terraced property is perfect for developers/buy-to-let investors/first time buyers, who want to put their own stamp on a property.

#### LOCATION

The property is conveniently located within walking distance of Mersey Park Primary School, Mersey Park to the North and Victoria Park to the South. Situated between the A41 and A552 the property is perfectly placed for swift access to Liverpool City Centre, the City of Chester and further afield via the M53 and M56 motorways.

#### Description:

##### GROUND FLOOR:

Entrance Hall  
Living Room  
14' 8" x 11' 7" (4.48m max x 3.54m max)  
Kitchen  
11' 7" x 10' 0" (3.55m max x 3.052m max)  
Utility Room  
6' 8" x 5' 9" (2.05m x 1.77m)  
Bathroom  
6' 5" x 5' 10" (1.97m x 1.80m)

##### FIRST FLOOR:

Landing  
Bedroom 1  
12' 0" x 11' 8" (3.66m x 3.56m)  
Bedroom 2  
11' 4" x 8' 11" (3.46m max x 2.72m max)

##### EXTERIOR:

The property benefits to the rear from an enclosed yard surrounded by brick wall with steps leading down to the rear pedestrian access.

##### SERVICES:

The property is understood to have mains electric, water and drainage. Any prospective purchaser must make their own inquiries with the relevant services for the location of these.

##### SALE CONTRACT AND CONDITIONS:

Available for 14 days prior to the Auction on our website:  
[www.auctionhouse.co.uk/cheshire](http://www.auctionhouse.co.uk/cheshire).

##### COMPLETION

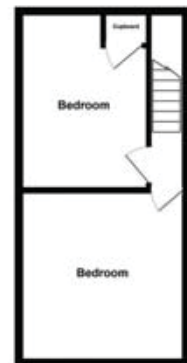
**PLEASE NOTE: This Lot has a specified 14 day completion.**



**Ground Floor**



**1st Floor**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure:** Freehold

**Local Authority:** Wirral Metropolitan Borough Council

**Solicitors:** Drydensfairfax Solicitors, 4th Floor, Fairfax House, Merrion Street, Leeds, LS2 8BX. Tel: 0113 368 8758. Ref: Mr Peter Cotterill.

**Viewing:** 19th September 12:00 - 12:30. 26th September 12:00 - 12:30.

**Energy Performance Certificate (EPC):** Current Rating D

#### Additional Fees

**Buyer's Premium:** £1020 inc VAT payable on exchange of contracts.

**Administration Charge:** 0.6% inc VAT of the purchase price, subject to a minimum of £720 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.