

37 Inglemere Road, Birkenhead, Merseyside CH42 4QL

*GUIDE PRICE: **£75,000 - £85,000** (plus fees)



37 Inglemere Road, Birkenhead

Offered to auction is this mid-terrace three bedroom family property situated within walking distance of local amenities. In need of modernisation the property offers scope to any purchaser to improve to suits ones needs and is perfect for first time buyers, investors or speculators.

LOCATION

The property is perfectly placed within walking distance of Prenton High School for Girls, Victoria Park and daily amenities located on Mount Road. The A41 and A552 are also within daily commuting distances providing swift access to the centre of Birkenhead, Liverpool, Chester and further afield.

Description:

GROUND FLOOR:

Entrance Hall
Lounge
14' 1" x 12' 8"
Dining Room
13' 0" x 10' 1"
Kitchen

FIRST FLOOR:

Landing
Bedroom 1
14' 1" x 11' 0"

Bedroom 2
12' 11" x 11' 1"
Bedroom 3
9' 6" x 6' 0"
Shower Room

EXTERIOR:

The property is approached to the front through a pedestrian wrought iron gate onto paved pathway leading to the front door. The front courtyard is enclosed by a dwarf brick wall and is predominantly paved for ease of maintenance.

To the rear, the property benefits from an enclosed brick-walled courtyard which is laid to concrete and features a brick built outbuilding with personal access door. There is also a personal pedestrian gate to the rear.

SERVICES:

Mains water, drainage, electricity and gas connected. Gas central heating.

SALE CONTRACT AND CONDITIONS:

Available for 14 days prior to the Auction on our website: www.auctionhouse.co.uk/cheshire.



Tenure: Freehold

Local Authority: Wirral Metropolitan Borough Council

Viewings: 13 September 17:00–17:45, 15 September 10:00–10:45, 18 September 11:00–11:45.

Solicitors: Butterworths Solicitors, 3 Walker Terrace, Gateshead, NE8 1EB. Tel: 0191 482 1152. Ref: Rebekah West.

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2200 inc VAT payable on exchange of contracts.

Administration Charge: £900 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.