



Beresford Road, Wallasey, CH45 0JJ

welcome to

Beresford Road, Wallasey

A substantial three-bedroom maisonette occupying an elevated position in one of Wallasey's most desirable residential locations. Offering generous living space, panoramic coastal views, private parking and a garden frontage, this characterful home presents a rare opportunity.



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

Enjoying a prime position on the ever-popular Beresford Road, this impressive three-bedroom maisonette combines period charm with spacious accommodation and spectacular coastal outlooks. Situated within easy reach of New Brighton's promenade, transport links and local amenities, the property offers an exceptional lifestyle opportunity in a highly sought-after setting.

The accommodation is arranged over two levels and provides a feeling of space throughout, with rooms of excellent proportions and plenty of natural light. The versatile layout lends itself equally well to family living, home working or buyers seeking generous accommodation in a convenient location.

A particular highlight of the property is the elevated aspect, capturing far-reaching views across the water and providing an ever-changing backdrop throughout the seasons. Externally, the property benefits from a private driveway, offering valuable off-road parking, alongside its own front garden area.

Properties of this size and character are seldom available in such a desirable position, making this an appealing option for owner-occupiers and investors alike. Offered with no onward chain, early inspection is strongly recommended. Council Tax Band: B

Entrance Porch Entrance Hall

First Floor Lounge/ Dining Area Bedroom Three Kitchen/ Diner Bathroom

Second Floor Bedroom One Bedroom Two Separate Wc Boiler Room & Storage

Outside Driveway/Parking Space

Front Garden sole use of grassed and paved area

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO CHAIN
- NO GROUND RENT/ SERVICE CHARGE

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 May 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£175,000



Total floor area 148.7 m² (1,601 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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Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111740 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

jones & chapman



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