



BerkeleyShaw

5 Glenalmond Road, Wallasey, Merseyside CH44 0DB

Starting Bids From £120,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000

Welcome to Glenalmond Road, Wallasey - a popular location for this spacious 4-bedroom mid terrace house. This property boasts not only 4 bedrooms but also 3 reception rooms, providing ample space for all your needs.

This house is a blank canvas ready for you to make it your own. The best part? It's chain-free, making the process of making this house your home even smoother.

Whether you're looking for a great investment opportunity or searching for the perfect first home, this mid terrace property ticks all the boxes. This house is ready for you to move in and start creating memories.

Book a viewing today! <https://www.pattinson.co.uk/auction>

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

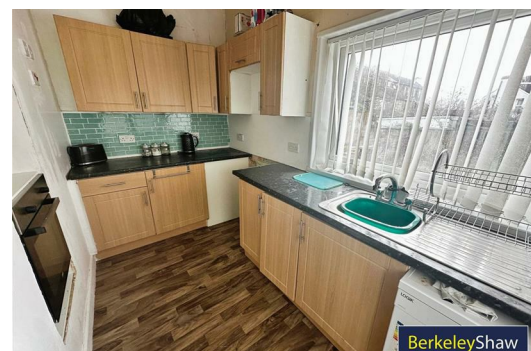
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

Bids can be submitted at any time and from anywhere.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property.



Hallway

Entrance door, understairs storage x 2, carpet

Front Reception Room

15'5" x 13'0" (4.70 x 3.98)

Double glazed bay window, radiator, laminate flooring

Rear Reception

11'10" x 11'3" (3.62 x 3.44)

Double glazed window, radiator, carpet

Dining Room

11'1" x 10'5" (3.38 x 3.18)

Double glazed window, radiator, laminate flooring, boiler

Kitchen

11'1" x 5'8" (3.38 x 1.75)

Double glazed window, double glazed exterior door, kitchen comprises of a range of fitted base and wall units with electric oven, dishwasher

Landing

Carpet

Bedroom 1

15'5" x 11'10" (4.70 x 3.62)

Double glazed bay window, laminate flooring and radiator

Bedroom 2

11'10" x 11'3" (3.62 x 3.44)

Double glazed window, laminate flooring and radiator

Bedroom 3

10'5" x 7'7" (3.18 x 2.33)

Double glazed window, laminate flooring, fitted wardrobe and radiator

Bedroom 4

9'3" x 6'3" (2.84 x 1.93)

Double glazed window, carpet and radiator

Bathroom

11'1" x 5'8" (3.38 x 1.75)

double glazed windows, part tiled walls, ladder towel rail, panelled bath with shower over, low level w.c and sink

Rear Garden

Paved patio area, grass lawn

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or performance. Measurements are to the face of the walls.



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