



Guide price: £87,500+

## House - Semi-Detached

32 Arkle Road  
Wirral, Merseyside  
CH43 7RS

### OVERVIEW

A semi-detached house for sale by online property auction. The accommodation is arranged over ground and first floors.

There is off road car parking to the front of the property and a garden to the rear.

The property is currently occupied at a rent of £6,600 pa.

The property is located on the north side of Arkle Road between the junction with Tollemache Road to the west and Summer Road to the east.

Wirral is situated in the northwest of England, forming a peninsula that extends into the Irish Sea. It is bordered by the River Mersey to the east, separating it from the city of Liverpool, and by the River Dee to the west, separating it from Wales.

## Lot No. 8

Auction date: 15 & 16 May 2024

### Floor Area

To be confirmed.

### Council Tax

The property is rated within council tax band A.

### EPC

To be confirmed once the assessment has been completed.

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Buyer's Premium

2.5 % (min. £4,000) inc. VAT.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- For sale by online auction
- Semi-detached house
- Freehold
- Currently occupied
- Current rent of £6,600 pa
- Guide Price £87,500+
- Off road car parking
- Opportunity to add value
- Good rental location
- Rear garden

Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA [registered company number 02564753]. John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.