



Guide price: £65,000+

### House - Mid-Terrace

4 Birket Close  
Wirral, Merseyside  
CH46 1PE

### OVERVIEW

A mid-terrace 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 £6,000 pa. The tenant is not paying rent.

The property is located on the northern side of Birket Close, which is a cul-de-sac running east of Castleway South. Castleway South joins Birket Avenue to the south and Twickenham Drive to the north.

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. 6

Auction date: 19 & 20 June 2024

### Floor Area

Total floor area of 106 m<sup>2</sup> / 1,141 ft<sup>2</sup>  
(measurement taken from EPC)

### Council Tax

The property is rated within council tax band A.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0591-2812-6652-9896-3551>

### 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

There will be no viewings for this property. The tenant has not responded to our requests for access.

### FEATURES

- For sale by online auction
- Mid-terrace house
- Freehold
- Currently occupied
- Current rent of £6,000 pa
- Guide Price £65,000+
- Off road car parking
- Cul-de-sac location
- Opportunity to add value
- No rent received from the tenant

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