



Guide price: £89,950+

## House - Mid-Terrace

7 Eldon Road  
Wallesey  
CH44 5UY

### OVERVIEW

A mid-terrace house for sale by online property auction. The accommodation is arranged over ground and first floors. There is on street car parking to the front of the property.

Previously the property was tenanted but is now immediately available with vacant possession. Suitable for both owner occupiers or buy-to-let investors.

The property is located on the north side of Eldon Road, a cul-de-sac which runs east off Rullerton Road. Victoria Central Hospital is less than 200 metres away to the south.

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. 9

Auction date: 15 & 16 May 2024

### Floor Area

Total floor area of 60m<sup>2</sup> / 646 ft<sup>2</sup>  
(measurement taken from EPC)

### Council Tax

The property is rated within council tax band B.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8337-1625-4200-0889-6296>

### 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
- Mid-terrace house
- Freehold
- Sold with vacant possession
- Outside space to the rear
- Guide Price £89,950+
- On street car parking
- Opportunity to add value
- Good rental location
- Total floor area of 646 ft<sup>2</sup>

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