



## FEATURES

- Online auction date 28 & 29 January 2026
- Freehold
- Semi-detached house
- Currently occupied
- Rental income £750 pcm
- Guide price: £120,000+
- To be sold with tenant in situ
- Solar panels on the roof
- Semi-detached garage to rear boundary
- Good size plot

**Guide Price: £120,000+**

### House - Semi-Detached

65 Somerset Road  
Wirral, Merseyside  
CH61 8SN

### OVERVIEW

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

There is a semi-detached garage to the rear boundary within the garden, with vehicular access via a gated entrance off Grantham Close.

The property is currently occupied and will be sold with the tenant in situ. No rental information has been supplied.

Located on the north west side of Somerset Road at the junction with Grantham Close. Somerset Road runs north off Irby Road towards Ridgewood Drive.

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. 5

Auction date 28 & 29 January

### Council Tax

The property is rated within council tax band C.

### 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/>

### Flood Risk

<https://www.gov.uk/check-long-term-flood-risk>

### Buyers Premium

3% (min. £4,500) inc. VAT

### Deposit

10% deposit payable in addition to the Buyer's Premium

### Viewings

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

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