



## FEATURES

- Online auction date 28 & 29 January 2026
- Freehold
- Semi-detached house
- To be sold with tenant in situ
- Average condition
- Guide price: £130,000+
- Ready made investment
- Rear garden
- Off road car parking
- Corner plot

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Guide Price: £130,000+

### House - Semi-Detached

22 Childwall Avenue  
Wirral  
CH46 0RB

### OVERVIEW

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

There is off road parking provision to the front of the property, together with an area of outside space. Gated access into the rear garden is from Childwall Close.

The property is to be sold with the tenant in situ.

The property is located on the south side of Childwall Avenue at the junction with Childwall Close.

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. 2**

Auction date 28 & 29 January

### Council Tax

The property is rated within council tax band C.

### EPC

The EPC is available here  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2119-3280-2107-4765>

### 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.