



Guide Price: £119,500+

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. 4
Auction date 4 & 5 March 2026

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

External Viewings only.

FEATURES

- Online auction date 4 & 5 March 2026
- Freehold
- Semi-detached house
- To be sold with tenant in situ
- Average condition
- Guide price: £119,500+
- Ready made investment
- Rear garden
- Off road car parking
- Corner plot

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). 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.