



FEATURES

- Online auction date 1 October 2026
- Three bedroom semi-detached
- Long leasehold - 999 years
- Sold with vacant possession
- Opportunity to add value
- Guide price: £132,500+
- Suitable for owner occupier or investor
- Off road parking
- Detached single garage
- Good size corner plot

Guide Price: £132,500+

House - Semi-Detached

69 Forwood Road
Wirral
CH62 7BS

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 side of the property, together with an area of outside space to the front and rear. To the left hand side of the house is a single detached garage with a flat roof.

On the ground floor to the front of the property there is a reception room and a study on either side of the entrance hall. To the rear of the ground floor there is an open plan kitchen / diner and a separate lounge. To the first floor there are three bedrooms and a bathroom.

The property is situated at the southern end of Forwood Road at the junction with Acre Lane. Forwood Road runs north of Acre Lane to Oteley Avenue.

Lot No.2

Auction date: 1 October 2026

Floor Area

Total floor area: 108 m2 / 1,163 ft2
(taken from floor plan)

Council Tax

The property is rated within council tax band B.

EPC

This property is rated with EPC band D and expires on 20 March 2034 <https://find-energy-certificate.service.gov.uk/energy-certificate/2093-0681-1265-5116-5211>

Broadband Checker

<https://www.broadband.co.uk/checker/>

Tenure

Long leasehold - 999 years from 18 June 1956.
Annual ground rent of £5.

Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

Buyers Premium

3% (min.£4,500) inc. VAT.

Deposit

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

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.