









## welcome to

# **Cumbria Close, Great Sutton Ellesmere Port**

Jones & Chapman are excited to welcome onto the market this four bedroom detached house located in the popular area of Great Sutton. This forever family home has so much to offer the next lucky owner and an internal inspection is highly advised in order to avoid missing out.













#### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, jamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### **Entrance Hall**

Upon entering the property through the front door you will find underfloor heated tiled floor, an under stairs cupboard and a door into the downstairs shower room.

## **Downstairs Shower Room**

The downstairs shower room has a UPVC double glazed window to the front aspect with tiled flooring, a walk in shower, a low level push flush WC and a small wash hand basin with a cabinet.

## Lounge

16' 2" x 11' 7" ( 4.93m x 3.53m )

The lounge has a gas fire set within a marble hearth and a wooden surround with an additional double panel radiator and under floor heated tiled floor. There are internal wooden doors leading into the dining room and a double glazed sliding door which leads into the conservatory.

## **Dining Room**

10' 4" x 12' 2" ( 3.15m x 3.71m )

The dining room has a UPVC double glazed bay window to the front aspect fitted with blinds and a window seat that doubles as storage, a range of high gloss grey units with complementary glass units above, under floor heated tiled floor and a double panel radiator.

## **Third Reception Room**

7' 6" x 8' 3" ( 2.29m x 2.51m )

The third reception room has two UPVC double glazed windows to the front aspect fitted with blinds,under floor heated tiled floor and a double panel radiator.

#### Kitchen

17' 7" x 11' 9" ( 5.36m x 3.58m )

The kitchen has a UPVC double glazed window that overlooks the conservatory and a sliding door that also leads into the conservatory. There is a range of beige and burgundy high gloss wall, base and drawer units fitted with complementary speckled work surfaces, the dishwasher and fridge freezer are integrated, a built-in coffee machine and a microwave. There is a sunken sink which also benefits from a hot water tap and filtered water, a five-ring gas hob, double Neff oven, and additional steam oven and an extractor. For additional storage space there is a larder cupboard. The kitchen is finished with a plinth heater, under floor heated tiled floor and inset spotlights.

## Conservatory

19' 2" x 13' 5" ( 5.84m x 4.09m )

The conservatory has a polycarbonate roof with dwarf walls, tiled flooring, and an electric heater which overlooks the beautiful rear garden.

## Landing

The spacious first floor landing is accessed via a carpeted staircase with a UPVC double glazed window to the front aspect allowing the natural light to flow through.

#### **Bedroom One**

17' 8" x 12' 9" ( 5.38m x 3.89m )

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator and laminate flooring, there's a range of wardrobes and over bed cupboard space finished in a modern high gloss. There is a door leading to the en-suite.

#### **En-Suite**

9' 8" x 5' 2" ( 2.95m x 1.57m )

The en-suite has a fabulous walk-in shower cubicle, a low-level WC, a modern glass wash hand basin set within a vanity unit, a fixed mirror, and a chrome ladder style radiator. The walls and floor are tiled with inset spotlights in the ceiling.

#### **Bedroom Two**

10' 6" x 11' 1" ( 3.20m x 3.38m )

The second bedroom has a UPVC double glazed window to the front aspect fitted with blinds with a double panel radiator and laminate flooring.

## **Bedroom Three**

The third bedroom has a UPVC double glazed window to the rear aspect fitted with blinds with a double panel radiator and laminate flooring. There is also access to the loft from here which is boarded and has ladders, insulation, and lighting.

## **Bedroom Four**

8' 8" x 7' 3" ( 2.64m x 2.21m )

The fourth bedroom has a UPVC double glazed window to the rear aspect fitted with blinds with a double panel radiator and laminate flooring.

## **Bathroom**

7' 2" x 6' 5" ( 2.18m x 1.96m )





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# **Cumbria Close, Great Sutton Ellesmere Port**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning Detached House
- Four Bedrooms With The Master Boasting An En-Suite

Tenure: Freehold EPC Rating: B



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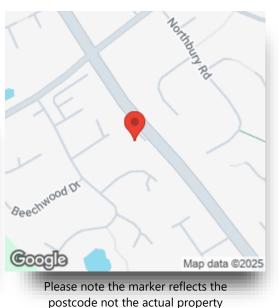
guide price

£350,000









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