



**Wings Court Station Road, Little Sutton Ellesmere Port CH66
1NY**

welcome to

Wings Court Station Road, Little Sutton Ellesmere Port

Jones & Chapman are pleased to introduce to the market this three bedroom, mid terraced house which is ideally situated within walking distance of local shops, schools and rail links. Call us today to arrange your viewing!



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, iamsold 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.

Inner Hall

You will find doors leading into the lounge and downstairs WC.

Lounge

14' 3" x 13' 7" (4.34m x 4.14m)

The lounge has UPVC double glazed bi-fold doors to the rear aspect fitted with blinds and a double panel radiator, there is a grey fitted carpet with complementary white decor.

Downstairs W.C

The downstairs toilet has a low-level push flush WC, a pedestal wash hand basin with tiled flooring and a

fan.

Kitchen/Diner

14' 3" x 18' 5" (4.34m x 5.61m)

The kitchen/diner has a large UPVC double glazed window to the front aspect fitted with blinds, deal for a small dining table, there is a fitted range of white gloss wall, base and drawer units, a stainless steel sink, electric oven with a four ring gas hob and a cylinder hood. The kitchen is finished with inset spotlights, tiled flooring, a dining area, and a door leading to the inner hall.

Landing

Access to the first floor landing via a grey carpeted staircase with white decors. On the landing you will find the loft hatch and an airing cupboard housing the Worcester boiler and extra storage space.

Bedroom One

11' x 11' 8" (3.35m x 3.56m)

The master bedroom has a UPVC double glazed window to the rear aspect with a double panel radiator, a grey fitted carpet and complementary white decor. There is a door leading into the en-suite.

En-Suite

The en-suite has a shower cubicle with a Triton shower, a low-level push flush WC and a pedestal wash hand basin. It is finished with vinyl flooring and inset spotlights.

Bedroom Two

12' 1" x 8' 2" (3.68m x 2.49m)

The second bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a grey fitted carpet and white decor.

Bedroom Three

5' 8" x 8' 2" (1.73m x 2.49m)

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, a grey fitted carpet and white

decor.

Bathroom

The bathroom has a panel bath with a glass screen, and chrome shower and taps, a pedestal wash hand basin, and a low-level push flush WC, it is finished with a chrome ladder style radiator, vinyl flooring, inset spotlights and a fan.

Rear Garden

The rear garden is fully fenced for privacy with a flagged patio and pathway and a lawned area. There is also allocated parking at the back of the property.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Wings Court Station Road, Little Sutton Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well Presented Mid-Terraced House
- Three Bedrooms, En-Suite & Family Bathroom

Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108302 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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