



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

welcome to

Wings Court Station Road, Little Sutton Ellesmere Port

Jones & Chapman are excited to welcome onto 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 doors to the rear aspect fitted with blinds, a double panel radiator and laminate flooring.

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 ideal for a small dining table, there is a fitted range of white gloss wall, base and drawer units with complementary black mottled work surfaces, a stainless steel sink, electric oven with a four ring gas hob and space for appliances. 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 a spindle banister and white decor. 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, a low-level push flush WC and a pedestal wash hand basin. It is finished with tiled flooring, a fan, white decor, 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:
LSU108304 - 0009

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



349 Chester Road, Little Sutton, LITTLE
SUTTON, Cheshire, CH66 3RG



jonesandchapman.co.uk