



Glen Road, Great Sutton Ellesmere Port CH66 4XB

welcome to

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Jones & Chapman are delighted to offer to the market this three bedroom detached house with no onward chain. The property would suit first time buyers, or those looking for a property to put their own stamp on. Early viewing is advised 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, 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.

Entrance Porch

Upon entering the property into the porch you will find windows to all sides and an internal door leading into the entrance hall.

Entrance Hall

The entrance hall has a fitted carpet with a double panel radiator and an under stairs storage cupboard as well as an additional cupboard and the door leading into the downstairs WC.

Downstairs W.C

The downstairs cloakroom has a window to the side aspect, a fitted carpeted, a wall mounted wash hand

basin and a WC.

Lounge

10' 4" x 12' 7" (3.15m x 3.84m)

The lounge has a UPVC double glazed window to the front aspect fitted with blinds, a single panel radiator, fitted carpet, coving, a gas fire. Double sliding doors give access into the dining room.

Dining Room

10' 4" x 8' 3" (3.15m x 2.51m)

The dining room has a UPVC double glazed window to the rear aspect fitted with blinds, a single panel radiator, fitted carpet and coving.

Kitchen

12' 11" x 9' 8" (3.94m x 2.95m)

The kitchen has a UPVC double glazed window to the rear aspect, a range of wall, base and drawer units with complementary marble effect work surfaces, a stainless steel sink and drainer, a four ring gas hob, double oven and extractor fan. There is additional space for appliances and a double panel radiator.

Landing

Access to the first floor landing via a carpeted staircase where you will find the loft hatch, an airing cupboard for additional storage space and doors leading into the bedrooms and family bathroom.

Bedroom One

11' 8" x 10' 5" (3.56m x 3.17m)

The master bedroom has a UPVC double glazed window to the front aspect, a single panel radiator, fitted carpet and two built in wardrobes.

Bedroom Two

12' 7" x 9' 4" (3.84m x 2.84m)

The second bedroom has a UPVC double glazed window to the rear aspect, a single panel radiator and fitted carpet.

Bedroom Three

5' 9" x 11' 8" (1.75m x 3.56m)

The third bedroom has a UPVC double glazed window to the front aspect, a single panel radiator, fitted carpet and a built in storage cupboard.

Bathroom

The bathroom has a UPVC double glazed window to the side aspect, a large shower with a Triton shower and glass screen, a pedestal wash hand basin and a low level push flush WC. A single panel radiator, fitted carpet and a splash wall.

Front Garden

The front garden is laid to lawn with mature shrubs and a block paved driveway.

Rear Garden

The large rear garden is fully fenced for privacy with a lawn area and mature trees and shrubs.

Garage

The garage is wider than usual with tiled flooring, lighting and doors and windows to the front and rear.



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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welcome to

Glen Road, Great Sutton Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached House
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108350 - 0004

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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.


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