



**Stoke Gardens, Ellesmere Port CH65 0DR**



**welcome to**

**Stoke Gardens, Ellesmere Port**

Jones & Chapman are pleased to introduce to the market this three bedroom mid terrace house located in a popular residential area. Benefiting from no onward chain, this property would be perfect for first time buyers!



## 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 Hall

Entering the property through the front door, you will find a fitted carpet, under stairs storage cupboard and the gas meter.

## Living Room

12' 3" x 12' 2" ( 3.73m x 3.71m )

The living room has a UPVC double glazed window to the front aspect fitted with blinds, a fireplace and fitted carpet.

## Dining Room

10' 9" x 10' 4" ( 3.28m x 3.15m )

The dining room has a UPVC double glazed window

to the rear aspect fitted with blinds, a double panel radiator and laminate flooring.

## Kitchen

10' 2" x 7' 11" ( 3.10m x 2.41m )

The kitchen has a UPVC double glazed window and door to the rear aspect, a range of grey wall, base and drawer units, a freestanding oven, space for appliances and vinyl flooring.

## Landing

Access to the first floor via a carpeted staircase, the landing has a fitted carpet and an airing cupboard housing the Vaillant boiler.

## Bedroom One

13' 5" x 14' 10" ( 4.09m x 4.52m )

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a single panel radiator and a fitted carpet with complementary cream decor.

## Bedroom Two

8' 8" x 12' 4" ( 2.64m x 3.76m )

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

## Bedroom Three

7' 7" x 9' 5" ( 2.31m x 2.87m )

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a single panel radiator and a fitted carpet with complementary blue decor.

## Shower Room

5' 11" x 5' 5" ( 1.80m x 1.65m )

The shower room has a UPVC double glazed window to the rear aspect, a shower cubicle with an overhead Triton shower, a wash hand basin set within a vanity unit, fully tiled walls, a fitted carpet and a single panel radiator.

## Separate Toilet

The separate toilet has a UPVC double glazed window to the rear aspect, a WC, a single panel radiator and vinyl flooring.

## Front Garden

The front garden is laid with astro turf with a flagged pathway leading to the house.

## Rear Garden

The rear garden is fully fenced for privacy, there is a tarmac garden with raised stone flower beds.

## Outbuilding

There is a brick built outhouse.

## Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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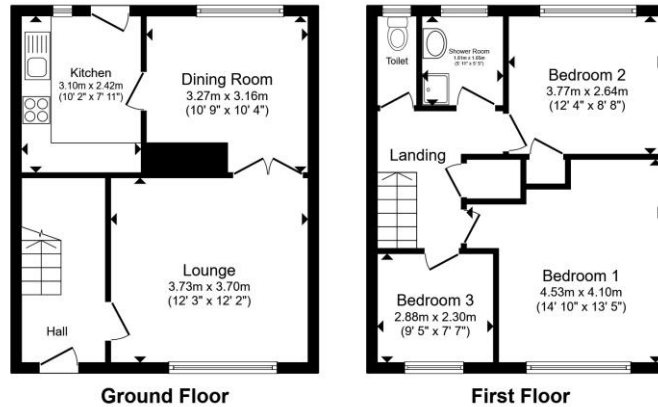
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Mid-Terraced House

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£120,000**



Total floor area 80.9 m<sup>2</sup> (871 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108620 - 0003

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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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