



**Two Acre Grove, Great Sutton Ellesmere Port CH66 2SD**

**welcome to**

**Two Acre Grove, Great Sutton Ellesmere Port**

Jones & Chapman are pleased to present this three-bedroom semi-detached home, offered to the market with no onward chain, and positioned within a quiet cul-de-sac in a popular residential area of Great Sutton. Call us today to arrange your viewing!



Jones & Chapman are pleased to present this three-bedroom semi-detached home, offered to the market with no onward chain, and positioned within a quiet cul-de-sac in a popular residential area of Great Sutton. Two Acre Grove is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools.

The property offers a fantastic opportunity for buyers looking to personalise a home to their own taste. The porch leads to the entrance hall which has fitted carpet and a single panel radiator. The lounge features a gas fire with brick surround, fitted carpet, a single panel radiator and a double door leading to the dining room which has laminate flooring and a radiator. The kitchen is accessed via the dining room and is fitted with a range of base and drawer units, room for additional appliances and a UPVC door leading to the rear garden.

The landing provides access to three bedrooms. The master and second bedrooms are fitted with carpet, while the third features laminate flooring. All three rooms are equipped with radiators. The family bathroom comprises a panel bath with chrome taps and shower attachment, wall mounted wash hand basin and WC.

Externally, the property benefits from a private rear garden, while to the front there is a driveway providing off-road parking and access to the garage.

An internal inspection is highly recommended to appreciate what this property offers!

### 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.



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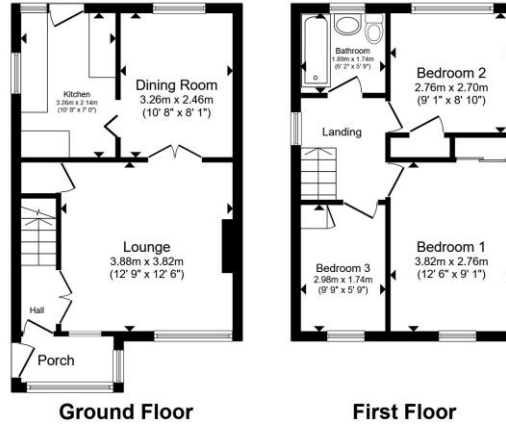
## Two Acre Grove, Great Sutton Ellesmere Port

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

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

guide price

**£140,000**



Total floor area 71.1 m<sup>2</sup> (765 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108281 - 0004

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.

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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