





Summertrees Road, Great Sutton Ellesmere Port CH66 2RN

jones & chapman

welcome to

Summertrees Road, Great Sutton Ellesmere Port

Jones & Chapman are thrilled to welcome to the market this two-bedroom semi-detached family home, offered to the market with no onward chain, and positioned within a popular residential area of Great Sutton. Call us today to arrange your viewing!





Jones & Chapman are thrilled to welcome to the market this two-bedroom semi-detached family home, offered to the market with no onward chain, and positioned within a popular residential area of Great Sutton. Summertrees Road is conveniently located within walking distance of the parade of shops on Hope Farm Road which offers a wide range of amenities. The home lies within the catchment area for well-regarded primary and secondary schools making it an ideal choice for families. There are also great travel routes nearby.

The entrance hall leads to the lounge which has laminate flooring and a gas fireplace with a marble hearth and surround. The dining room has sliding UPVC doors to the rear, a double panel radiator and tiled flooring. The kitchen is fitted with a range of wall, base and drawer units, a stainless-steel sink and drainer, a large hob, double oven, an extractor hood, and a door leading to the rear garden. A convenient downstairs WC completes the ground floor.

To the first floor, the landing gives access to two bedrooms, the first benefiting from laminate flooring, a double panel radiator, fitted wardrobes and a large cupboard The second has a fitted carpet, a double panel radiator, and a fitted cupboard. The fully tiled shower room comprises a shower, a pedestal 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 detached garage.

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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







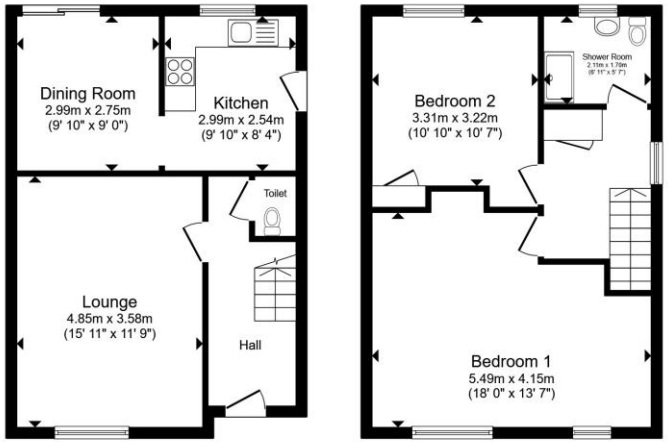
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welcome to

Summertrees Road, Great Sutton Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family Home
- Two Bedrooms & Shower Room

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



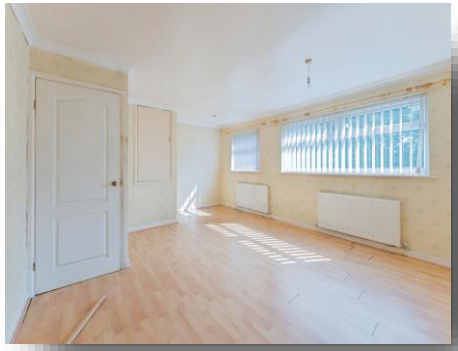
Total floor area 84.8 m² (913 sq.ft.) approx

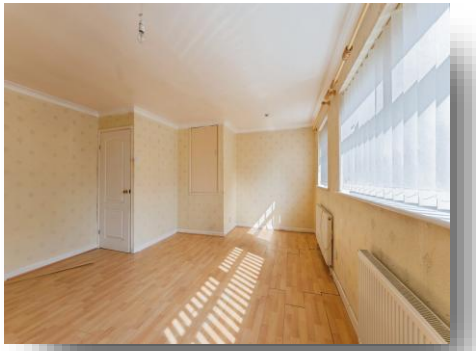
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

guide price

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU108876 - 0005

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

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.