Maple Avenue, Little Sutton Ellesmere Port CH66 3QU

jones & chapman

welcome to

Maple Avenue, Little Sutton Ellesmere Port

Jones & Chapman are thrilled to welcome to the market this three-bedroom mid-terraced family home, offered to the market with no onward chain, and positioned in a popular residential area of Little Sutton. Call us today to arrange your viewing!

Jones & Chapman are thrilled to welcome to the market this three-bedroom mid-terraced family home, offered to the market with no onward chain, and positioned in a popular residential area of Little Sutton. Maple Avenue is conveniently located close to local shops, restaurants and everyday amenities, and is just a short distance from Little Sutton train station which gives easy access into both Chester and Liverpool. Well regarded schools are also close by making it an ideal choice for growing families.

The property offers an excellent opportunity for buyers looking to purchase their first home to personalise to their own taste. The entrance hall leads to the lounge featuring a gas fire with a marble hearth, a double panel radiator and fitted carpet. The kitchen is fitted with a range of wall, base and drawer units, a convenient cupboard under the stairs, space for additional appliances, a Glowworm boiler, space for a table and a UPVC double glazed single doors leading to the rear garden.

The first-floor landing gives access to three bedrooms, all benefiting from radiators and fitted carpets. The fully tiled wet room comprises a Mira shower, a wall mounted wash hand basin, WC and a ladder style radiator.

Externally, the property benefits from private gardens to the front and rear, and a large wooden shed with light and electric.

An early viewing is recommended to see the potential this home has to offer.

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

Lounge

21' 5" x 10' 5" (6.53m x 3.17m)

Kitchen

19' 6" x 9' 5" (5.94m x 2.87m)

Landing

Bedroom One

welcome to

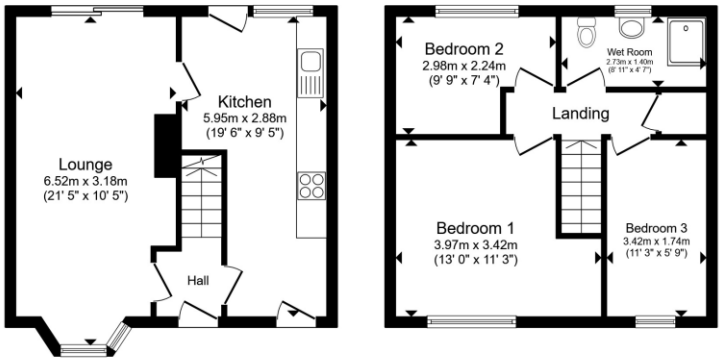
Maple Avenue, Little Sutton Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced House
- Three Bedrooms & Wet Room

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

guide price

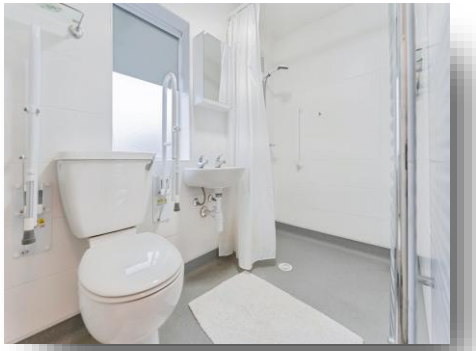
£120,000



Ground Floor **First Floor**

Total floor area 74.0 m² (797 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

jones & chapman



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108686

The Property Ombudsman

Property Ref:
LSU108686 - 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

0151 339 4878

LittleSutton@jonesandchapman.co.uk

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

jonesandchapman.co.uk

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.