



Baker Drive, Great Sutton Ellesmere Port CH66 4QU

welcome to

Baker Drive, Great Sutton Ellesmere Port

Jones & Chapman are delighted to present this three-bedroom semi-detached family home located in the sought after area of Great Sutton Call us today to arrange your viewing!



Jones & Chapman are delighted to present this three-bedroom semi-detached family home located in the sought after area of Great Sutton. Offered with no onward chain, this property on Baker Drive represents a fantastic opportunity for buyers looking to make a home their own. Perfectly positioned for growing families, the home is situated within the catchment area for highly regarded primary and secondary schools. You'll also enjoy easy access to local shops, restaurants, and essential travel links, all while benefiting from a quiet residential setting.

The entrance hall leads to the lounge which features an electric fireplace and fitted carpet. The dining room has laminate flooring and a double panel radiator. The kitchen is fitted with a range of white wall, base and drawer units, with complementary black work surfaces, a four-ring gas hob, electric oven, Baxi boiler and space for additional appliances

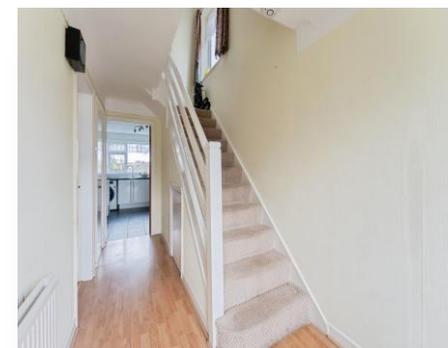
The landing gives access to three bedrooms, all benefiting from fitted carpets and radiators. The family bathroom comprises a shower cubicle, and pedestal wash hand basin with a convenient separate WC.

Externally, the property benefits from a private garden to the rear which overlooks open fields, while to the front there is a driveway providing off-road parking and access to the longer than average garage.

Viewing is essential to fully appreciate the potential and position of this lovely family home.

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

14' 7" x 12' (4.45m x 3.66m)

Dining Room

13' 3" x 10' 1" (4.04m x 3.07m)

Kitchen

12' 6" x 8' 4" (3.81m x 2.54m)

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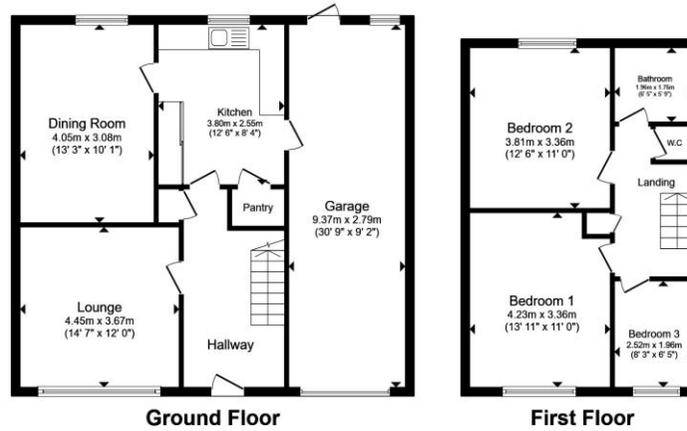
Baker Drive, Great Sutton Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi-Detached Family Home
- Family Bathroom With Separate W.C

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

guide price

£230,000



Total floor area 122.3 m² (1,317 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:
LSU108664 - 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 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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