



Parklands Gardens, Little Sutton Ellesmere Port CH66 3QP

welcome to

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Jones & Chapman are excited to welcome to the market this two-bedroom, non-standard construction, 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 Little Sutton. Call us today to arrange your viewing!



Jones & Chapman are excited to welcome to the market this two-bedroom, non-standard construction, 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 Little Sutton. Parklands Gardens is conveniently located close to local shops in Little Sutton Village, transport links such as Little Sutton train station offering easy access into Liverpool and Chester, and everyday amenities. The property lies within the catchment area for well-regarded primary and secondary schools making it a great choice for growing families.

The lounge/diner features laminate flooring, a double panel radiator and French doors leading to the rear garden. The kitchen has a range of free-standing appliances, a stainless-steel sink and drainer, wine cooler and a wooden door to the side.

To the first floor, the landing gives access to two bedrooms, the master benefiting from fitted wardrobes and over bed storage, a double panel radiator and fitted carpet. The second bedroom has a single panel radiator and fitted carpet. The family bathroom comprises a panel bath with overhead Triton shower and shower screen, a pedestal wash hand basin and WC.

Externally, the property benefits from a corner plot with a private side and rear garden, while to the front there are two driveways offering off-road parking.

This property would be perfect for first time buyers, and an early viewing is advised.

Furniture negotiable.

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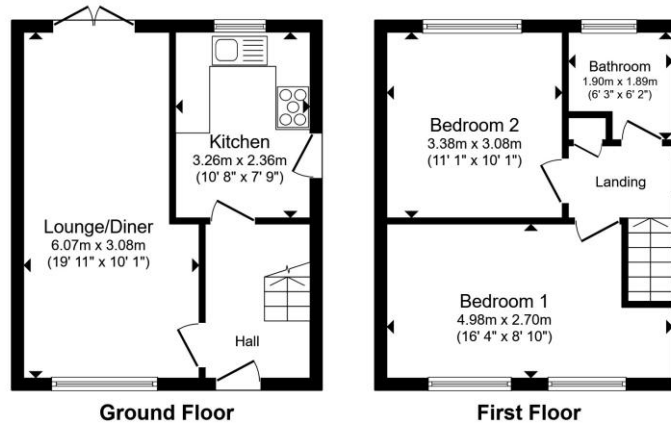
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Two Bedrooms & Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£120,000



Total floor area 61.0 m² (656 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:
LSU108786 - 0005

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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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