



**Rivacre View, Ellesmere Port CH66 1AF**

**welcome to**

**Rivacre View, Ellesmere Port**

Jones & Chapman are pleased to present this 75% shared ownership, two-bedroom semi-detached home, offered to the market with no onward chain, and positioned within a popular residential area of Ellesmere Port. Call us today to arrange your viewing!





Jones & Chapman are pleased to present this 75% shared ownership, two-bedroom semi-detached home, offered to the market with no onward chain, and positioned within a popular residential area of Ellesmere Port. Rivacre View is conveniently located close to a wide range of shops, restaurants and other amenities and is just a short distance from The Rivacre Valley which is a beautiful walking spot, and Vauxhalls football ground.

The property offers an excellent opportunity for buyers looking for their first property. The entrance hall leads to the lounge featuring a double panel radiator fitted carpet. The kitchen-diner is fitted with a range of white wall, base and drawer units, a four-ring gas hob, single oven, freestanding dishwasher, washing machine and fridge freezer and a Baxi boiler. There is a convenient downstairs toilet with a pedestal wash hand basin, WC and additional under stairs storage space.

To the first floor, the landing gives access to two bedrooms, both benefiting from fitted carpets and radiators. The bathroom comprises a panel bath with a chrome shower above, a pedestal wash hand basin and WC.

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

An internal inspection is highly recommended to appreciate what this home has to offer!

### Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

### Entrance Hall

### Lounge

12' 7" x 10' 2" ( 3.84m x 3.10m )

### Kitchen Diner

17' 9" x 9' ( 5.41m x 2.74m )

### Downstairs W.C

### Landing

### Bedroom One

17' 9" x 10' ( 5.41m x 3.05m )

### Bedroom Two

11' 7" x 10' 6" ( 3.53m x 3.20m )

### Bathroom

6' 9" x 6' 8" ( 2.06m x 2.03m )

### Rear & Side Garden

### Agents Note

This property is currently under shared ownership in conjunction with Jigsaw Homes North Housing Association who have criteria for any purchase. The advertised

price is for the sellers 75% share. £108.14 per month is paid to the Housing Association as rent for the retained share. Service Charge is £24.82 per moth. Please contact with Jigsaw Homes North Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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## Rivacre View, Ellesmere Port

- 75% Shared Ownership
- Semi-Detached House
- Two Bedrooms & Bathroom
- Lounge & Kitchen Diner
- Downstairs W.C

Tenure: Leasehold EPC Rating: B

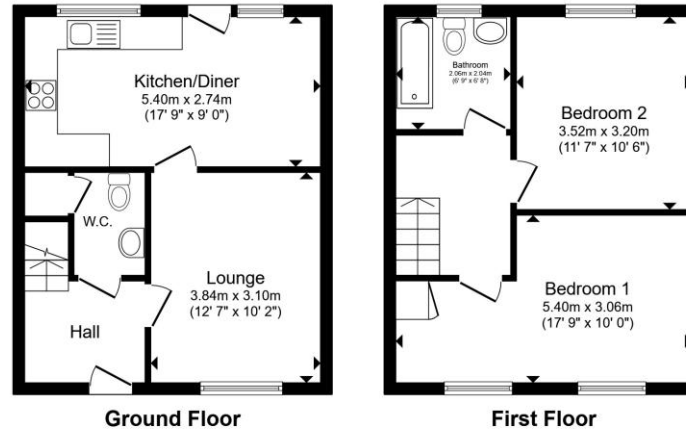
Council Tax Band: B Service Charge: 297.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£168,750**



Total floor area 72.1 m<sup>2</sup> (777 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:  
LSU108761 - 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.

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