

GROSS INTERNAL AREA  
 FLOOR 1 650 sq.ft. FLOOR 2 610 sq.ft.  
 EXCLUDED AREAS : GARAGE 162 sq.ft.  
 TOTAL : 1,260 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	82		

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**19 Pooltown Road**  
 Whitby, Ellesmere Port,  
 CH65 7AA

**Price**  
**£270,000**

\* FOUR BEDROOMS \* NO CHAIN \* DRIVEWAY PARKING & GARAGE. An attractive four bedroom detached house located along Pooltown Road in Whitby, close to a wide range of local amenities. The accommodation briefly comprises: porch, hallway, downstairs WC, living room/dining area with window overlooking the front, UPVC double glazed conservatory with French doors to outside, kitchen, landing, four good sized bedrooms and a family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden to the front with a driveway parking and single integral garage.



## LOCATION

Whitby is a specific area within the town of Ellesmere Port in Cheshire, England. It is primarily a residential neighborhood known for its mix of housing types, including traditional terraced houses, semi-detached homes, and newer developments. The area is characterized by its community feel, with local amenities such as shops, schools, and parks catering to the needs of residents. Whitby Park, a large green space with playgrounds, sports facilities, and walking paths, is a popular spot for families and outdoor enthusiasts. Whitby is well-connected to the rest of Ellesmere Port and surrounding areas via road networks and public transportation, making it convenient for commuters and residents alike.

## THE ACCOMMODATION COMPRISES:

### PORCH

2.31m x 1.12m (7'7" x 3'8")



UPVC double glazed door, UPVC double glazed window, painted brick wall, laminate floor, and wall light. Double glazed door leading into the hallway.

## HALLWAY



Wood effect laminate flooring, ceiling light, coved ceiling, double panelled radiator, wall mounted thermostat, and staircase to the first floor. Doors to the living room, kitchen and downstairs WC.

## DOWNSTAIRS WC

1.65m x 0.99m (5'5" x 3'3")



Comprising: low level dual flush WC; and wall mounted wash basin with tiled splashback. UPVC double glazed internal window, ceiling light point, single radiator with thermostat, and wood effect laminate floor.

management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

C/PMW

wooden fencing. Outside water tap and outside sensor spotlight.

next large roundabout proceed straight across. Follow the Chester Road (A5032) passing the Grove Sports and Social Club and the Whitby Sports and Social Club, and the Whitby High School. Continue straight across at the traffic lights, before passing the Ellesmere Port Hospital and the United Reform Church. At the mini roundabout next to Morrisons continue straight across and take the turning left into Pooltown Road. The property will then be found after some distance on the left hand side.

**TENURE**

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

**COUNCIL TAX**

\* Council Tax Band X - Cheshire West and Chester.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES**

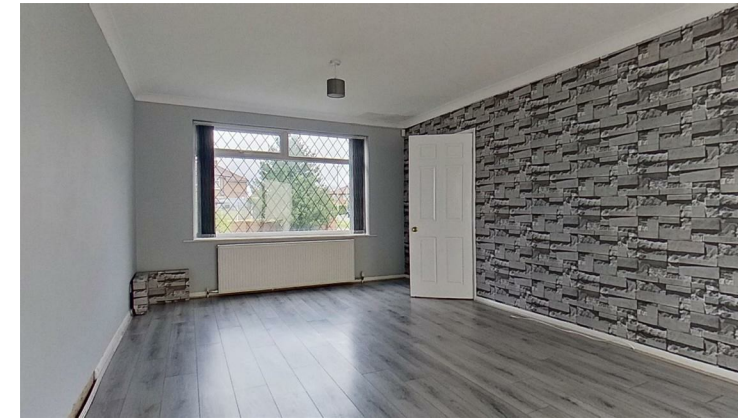
Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**PRIORITY INVESTOR CLUB**

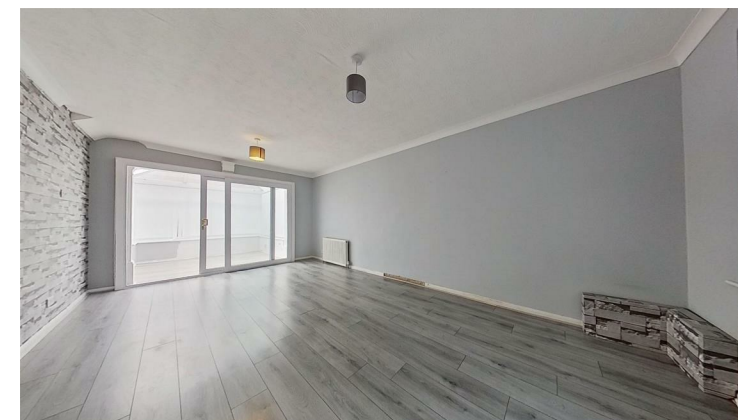
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property

**LIVING ROOM**

6.12m x 3.58m (20'1" x 11'9")



UPVC double glazed leaded window overlooking the front, two double radiators with thermostats, two ceiling light points, coved ceiling, telephone point, TV aerial point, and wood effect laminate flooring. UPVC double glazed sliding doors to the conservatory.



**CONSERVATORY**

2.87m x 2.77m (9'5" x 9'1")



UPVC double glazed conservatory set on a brick-built base with a pitched polycarbonate roof, French doors opening onto the garden, painted brickwork, two double power points, and wood effect laminate flooring.

**KITCHEN**



Wood effect laminate flooring, double oven, space for washing machine, lead effect UPVC double glazed window, UPVC door leading to the garden, understairs storage cupboard, double panelled radiator, ceiling light, stairs leading to first floor. Fitted with a range of base and wall level units incorporating drawers, cupboards and corner shelving, laminated worktops, inset one and half bowl sink unit with chrome mixer tap, tiled walls to all work surface areas, space for range style cooker with extractor above, space for tall fridge/freezer.

**DIRECTIONS**

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the



**BEDROOM TWO**  
3.00m x 2.87m (9'10" x 9'5")



UPVC double glazed leaded window, single radiator, and ceiling light point.

**BEDROOM THREE**  
3.56m x 2.67m (11'8" x 8'9")



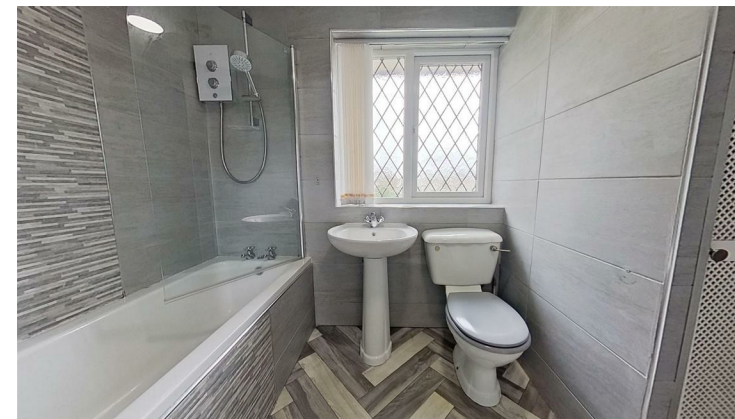
UPVC double glazed leaded window, single radiator with thermostat, and ceiling light point.

**BEDROOM FOUR**  
2.64m x 2.46m (8'8" x 8'1")



UPVC double glazed leaded window overlooking the garden, single radiator with thermostat, and ceiling light point.

**BATHROOM**  
2.72m max x 1.80m max (8'11" max x 5'11" max)



Comprising: bath with tiled panel, electric shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level WC. Fully tiled walls, built-in cupboard with shelving, vinyl wood effect flooring, extractor fan, and UPVC double glazed window obscured leaded glass window.

**OUTSIDE FRONT**



To the front there is a lawned garden with decorative stone and driveway, which leads to an integral single garage. A side pathway with a wooden gate provides access to the rear garden.

**GARAGE**  
5.26m x 2.59m (17'3" x 8'6")

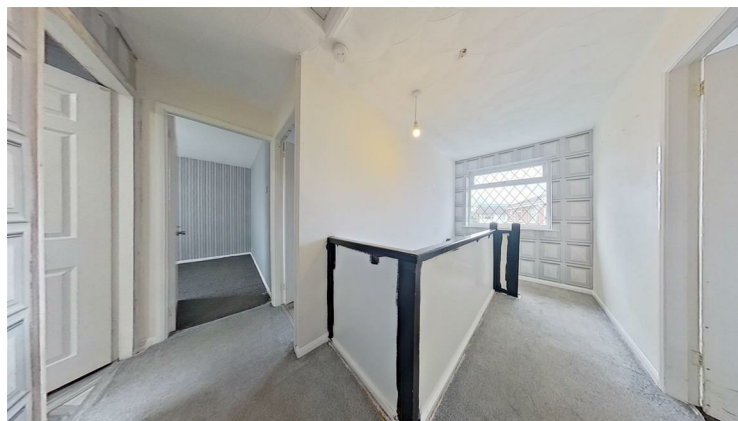
With garage door, gas meter, fluorescent strip light, electrical consumer board, electric meter, fitted bench worktop and side personal door.

**OUTSIDE REAR**



To the rear is a lawned garden and patio area enclosed by

**FIRST FLOOR LANDING**



Access to loft space, ceiling light point, UPVC double glazed leaded window to the rear, and wooden balustrade. Doors to bedroom one, bedroom two, bedroom three, bedroom four and the bathroom.

**BEDROOM ONE**  
3.94m x 3.18m (12'11" x 10'5")



UPVC double glazed leaded window, single radiator with thermostat, and ceiling light.