

223 Chester Road, Whitby, Ellesmere Port, CH66 2LJ

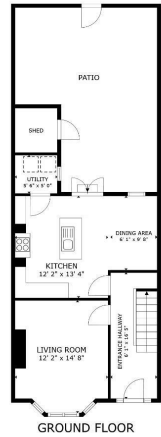
Cavendish
ESTATE AGENTS

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GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 587 sq.ft., FLOOR 1 504 sq.ft.
EXCLUDED AREAS: PATIO 379 sq.ft.
TOTAL: 1,470 sq.ft.

Matterport



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 587 sq.ft., FLOOR 1 504 sq.ft.
EXCLUDED AREAS: PATIO 379 sq.ft.
TOTAL: 1,470 sq.ft.

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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Not environmentally friendly - higher CO ₂ emissions			
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£200,000

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.

* BEAUTIFULLY PRESENTED HOME * DRIVEWAY PARKING & EASY TO MAINTAIN GARDEN * CLOSE TO WHITBY HIGH SCHOOL. An attractive three bedroom terraced house conveniently located along Chester Road in Whitby. The accommodation briefly comprises: reception hall, living room with bay window overlooking the front, impressive open-plan kitchen/dining area with French doors to the garden and useful utility, landing, bedroom one with exposed floorboards and bay window overlooking the front, bedroom two with window overlooking the rear garden, bedroom three, which is currently being used as a home office, and a well appointed bathroom. The property benefits from UPVC double glazed windows and doors (except for one small single glazed window in the utility) and has gas fired central heating. Externally there is a block paved driveway at the front. To the rear the garden has been attractively landscaped and designed for ease of maintenance with Indian stone paving being enclosed by wooden panel fencing and brick wall. Viewing recommended.

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naei | propertymark
PROTECTED

The Property
Ombudsman

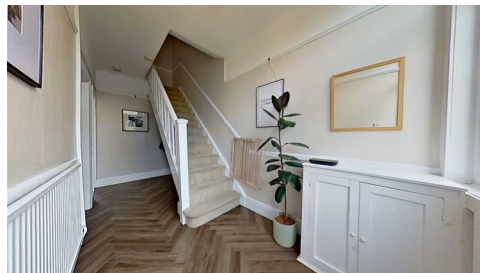
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LOCATION

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:**ENTRANCE HALL**

4.72m x 1.80m (15'6" x 5'11")



UPVC double glazed entrance door with double glazed side panels and window light above, picture rails, ceiling light point, single radiator, vinyl wood effect strip flooring, cupboard housing the electric meter, electrical consumer board and gas meter, smoke alarm, and spindled staircase to first floor. Doors to the living room and the kitchen/dining area.

LIVING ROOM

4.27m into bay x 3.58m (14' into bay x 11'9")



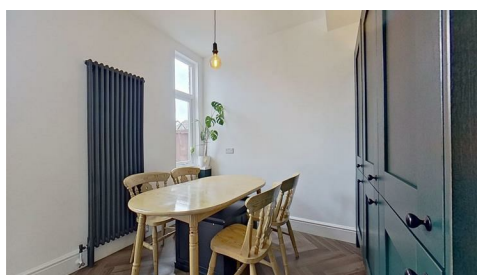
UPVC double glazed bay window overlooking the front, ceiling light point, picture rails, laminate wood effect strip flooring, and single radiator.

KITCHEN/DINING AREA

5.51m max x 3.99m max (18'1" max x 13'1" max)



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated stone effect worktops. Matching island unit with worktop incorporating breakfast bar area, inset one and half bowl ceramic sink unit with extendable mixer tap, storage cupboards beneath and integrated dishwasher. Wall tiling to work surface areas with under-cupboard LED lighting, chimney breast with tiled recess and space for range style cooker. Integrated fridge/freezer, recessed LED ceiling spotlights and three pendant light points, contemporary tubular radiator, extractor, vinyl wood effect strip flooring, space for dining table and chairs, UPVC double glazed window to rear, and UPVC double glazed French doors to outside. Door to utility.

**UTILITY**

1.52m x 1.22m (5' x 4')

Wall mounted Worcester combination gas fired central heating boiler, single glazed window, wall light point, plumbing and space for washing machine, and pace for tumble dryer.

LANDING

2.79m x 1.96m (9'2" x 6'5")



Decorative spindled balustrade, ceiling light point, smoke alarm, picture rails, and access to loft space. Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE

4.29m into bay x 3.33m (14'1" into bay x 10'11")



UPVC double glazed bay window overlooking the front, ceiling fan with light, picture rails, chimney breast with decorative cast-iron fireplace and tiled hearth, and exposed wooden floorboards.

BEDROOM TWO

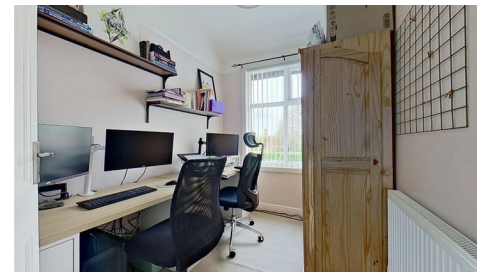
4.04m x 3.48m (13'3" x 11'5")



UPVC double glazed window overlooking the rear, single radiator, ceiling light point, and picture rails.

BEDROOM THREE

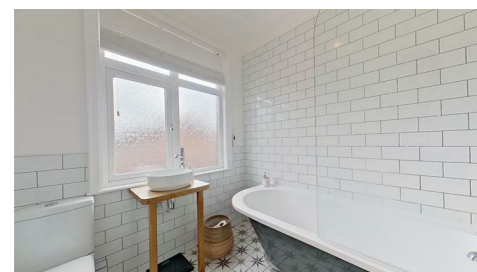
2.67m x 2.11m (8'9" x 6'11")



UPVC double glazed window overlooking the front, ceiling light point, picture rails, and single radiator.

BATHROOM

2.11m x 1.96m (6'11" x 6'5")



Well appointed and recently refitted bathroom comprising: polyurethane claw foot bath with mixer tap, wall mounted mixer shower over and glazed shower screen; low level dual-flush WC; and wash stand with circular wash hand basin and mixer tap. Part-tiled walls, being fully tiled to the bath and shower area, decorative tiled floor, chrome ladder style towel radiator, ceiling light point, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT

To the front there is a block paved driveway and outside light.

**OUTSIDE REAR**

To the rear the garden has been designed for ease of maintenance with Indian stone paved terrace with crushed slate edging being enclosed by brick wall and wooden panel fencing Outside water tap. Pedestrian access is available to the rear.

**STORE**

1.83m x 1.55m (6' x 5'1")

Useful brick-built store,

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 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. The property will then be found on the right hand side opposite the Whitby High School.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENTS NOTES**AML**

AML - ANTI MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

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

PS/PMW