



## Woodland Road

**£230,000**

Whitby, Ellesmere Port CH65 6PR

\*\*\* Two bedroom Detached Bungalow with an open aspect view to the rear, conservatory, double glazing, off road parking and being sold with no ongoing chain \*\*\*

This deceptively spacious two bedroom detached bungalow must be viewed to be fully appreciated. Being well presented throughout this property offers great living accommodation with the addition of a conservatory to the rear, having the benefit of double glazing and gas central heating the property also offers an open aspect view to the rear. The property is located within walking distance to local shops, bus routes and close to Cheshire Oaks. In brief the property comprises; entrance hallway, living room, dining room, kitchen and conservatory. Two bedrooms and a shower room. Outside there is a landscaped garden to the rear with a driveway to the front and side leading to a garage.

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## ENTRANCE HALLWAY

Radiator, built-in storage cupboard. Parquet flooring.



Double glazed window to side elevation, radiator. Parquet flooring.



## LIVING ROOM

**18'3 X 11'10 MAX (5.56M X 3.61M MAX)**

Double glazed window to side elevation, double glazed sliding doors leading to conservatory. Electric fire with feature hearth and surround. Parquet flooring, radiator, television point.



## KITCHEN

**10'5 X 9'4 MAX (3.18M X 2.84M MAX)**

Range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Integrated oven and gas hob with extractor fan above. Space for fridge/freezer and washing machine. Double glazed window to rear elevation and double glazed door to rear elevation.



## CONSERVATORY

**11'2 X 10'5 (3.40M X 3.18M)**

Double glazed windows surrounding, radiator, double glazed French doors opening to rear garden.



## BEDROOM ONE

**12'10 X 12'6 (3.91M X 3.81M)**

Double glazed window to front elevation, radiator.

## DINING ROOM

**10'6 X 8'6 (3.20M X 2.59M)**



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## BRITISH PROPERTY AWARDS

Cavendish Manley Awarded Gold Award for Little Sutton & Ellesmere Port 3 years running, 2016, 2017 & 2018.



## OUTSIDE

To the front of the property is a paved driveway leading to the garage.



## VIEWING

Through Agents: 0151 357 4040 / 0151 339 9090

## FLOOR PLANS

Floor plans for identification only. Not to scale. Measurements are approx

## COUNCIL TAX

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## OFFICE HOURS

Monday to Friday 9.00am to 5.30pm

Saturday 9.00am to 3.30pm

Sunday 12.00pm to 4.00pm

12/04/19

## DIRECTIONS

From agents Ellesmere Port office travelling along the main Whitby Road (A5032) in the direction of Chester. Proceed straight ahead at two sets of traffic lights. Pass Ellesmere Port Hospital on the right and turn left at the second set of traffic lights into Woodland Road.



## BEDROOM TWO

**12'6 X 10'1 (3.81M X 3.07M)**

Double glazed window to side elevation, radiator.



## SHOWER ROOM

**9'3X5'9 (2.82M X 1.75M)**

Low level wc, wash hand basin and shower cubicle. Heated towel rail and two double glazed windows to the side elevation.

## GARAGE

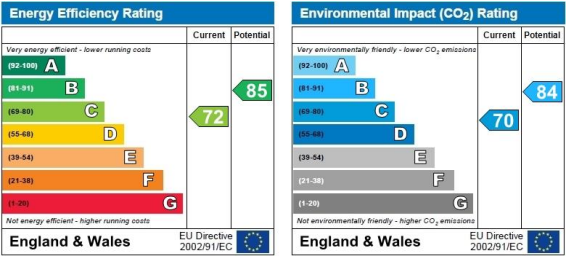
**18'5 X 8'1 (5.61M X 2.46M)**

Up and over door, power and light, personal door.

## REAR GARDEN

Majority laid to lawn with established borders, paved patio area, fencing surrounding the boundaries.





N.B. Photos may have been taken using wide angled lenses, items shown in photos may not be included in the sale. Floor plans are included for identification purposes only and are not to scale.

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 set out 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 of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Manley has the authority to make or give any representation or warranty in respect of the property.