



**Maple Grove, Whitby ELLESMERE PORT CH66 2PF**



**welcome to**

**Maple Grove, Whitby ELLESMERE PORT**

Jones and Chapman are delighted to bring to the market this extended three-bedroom semi-detached family home, situated in the sought after residential area of Whitby. This property is perfect for a growing family and is ideally located close to some fantastic primary and secondary schools.



## Entrance Hall

Upon entering the property through the front door, you will find beautiful grey decor throughout complementing the grey carpet, a double panel radiator, additional cloak cupboard and under stairs storage housing the gas and electric meters.

## Downstairs W.C

The downstairs toilet has a UPVC double glazed window to the side aspect, there is a low-level WC and a wall mounted wash hand basin, the floor is tiled, and the walls are partially tiled.

## Lounge

14' 4" x 11' 8" ( 4.37m x 3.56m )

The lounge has a UPVC double glazed bay window to the front aspect fitted with blinds, there is a grey fitted carpet with complementary grey decor, an electric fire with a marble hearth and a wooden surround and a double panel radiator, wall lights in the recesses. The lounge opens to the sitting room.

## Dining Room / Sitting Room

20' 4" x 9' 6" ( 6.20m x 2.90m )

The Dining/Sitting Room has a UPVC double glazed patio doors with fitted blinds giving access to the rear garden, fitted grey carpet and grey decor and two double panel radiators.

## Kitchen

16' 6" x 7' 6" ( 5.03m x 2.29m )

The kitchen has a range of wooden effect shaker style wall, base and drawer units with complementary black mottled work surfaces and tiled splash backs, a stainless-steel sink with a mixer tap and drainer, there is a six-ring gas hob with an extractor hood above and an integrated double oven. Space and plumbing for a dishwasher and washing machine. Space for a fridge/ freezer, Radiator. The floor is tiled, and the walls are partially tiled. Double glazed door giving access to the side of the house and the garage. Worcester combi boiler. Double glazed UPVC window with fitted blinds to the rear aspect.

## Landing

Access to the first-floor landing via a grey carpeted staircase and landing with complementary grey decor and a solid wooden banister, there is a UPVC double glazed window to the side aspect allowing the natural light to flow through and an airing cupboard for additional storage. Recently fitted wooden doors to all bedrooms and the wet room.

## Bedroom One

12' 7" x 10' 3" ( 3.84m x 3.12m )

The first bedroom has a UPVC bay window to the front aspect fitted with blinds, a beige fitted carpet and a double panel radiator. There is also a fitted wardrobe giving plenty of storage space.

## Bedroom Two

9' 5" x 10' 4" ( 2.87m x 3.15m )

The second bedroom has a UPVC double glazed window to the rear aspect fitted with blinds, a double panel radiator and a black fitted carpet with complementary white decor. There is also a fitted cupboard for additional storage.

## Bedroom Three

7' 6" x 8' 4" ( 2.29m x 2.54m )

The third bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator, and a beige fitted carpet with complementary green decor.

## Wetroom

6' 8" x 5' 3" ( 2.03m x 1.60m )

The wet room has UPVC double glazed window to the rear aspect, a three-piece suite consisting of a chrome shower, a wall mounted wash hand basin and a low-level push flush WC, it is finished with a chrome ladder style radiator and inset spotlights. The loft hatch is accessed via the wet room. Waterproof panelled walls throughout.

## Front Garden

The front garden hosts block paving and tarmac to the side of the property, benefits from off road parking for 2-3 cars. The garage has an up and over door, has light and power and benefits from its own

consumer unit. A recently refitted roof in 2024 with a guarantee, and a concrete floor.

## Rear Garden

The rear garden is laid to lawn with a flagged patio area, it is fully fenced for privacy with access to the garage. There is also an outside tap and an external electric point.



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.localagent.com](http://www.localagent.com)



**view this property online** [jonesandchapman.co.uk/Property/LSU108273](http://jonesandchapman.co.uk/Property/LSU108273)



**welcome to**

## **Maple Grove, Whitby ELLESMERE PORT**

- Well appointed Extended Semi-Detached Family Home
- Three Bedrooms, Wet Room
- Three Reception Rooms, Kitchen
- Off Road Parking and garage
- Popular residential Area

Tenure: Freehold EPC Rating: D

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/LSU108273](https://jonesandchapman.co.uk/Property/LSU108273)



Property Ref:  
LSU108273 - 0010

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.

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.

  
**jones & chapman**



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



349 Chester Road, Little Sutton, LITTLE  
SUTTON, Cheshire, CH66 3RG



**[jonesandchapman.co.uk](https://jonesandchapman.co.uk)**