



Eddisbury Road, Whitby Ellesmere Port CH66 2JX

welcome to

Eddisbury Road, Whitby Ellesmere Port

Jones & Chapman are delighted to bring to the market this three bedroom semi detached family home, offering generous, adaptable accommodation throughout. An early viewing is advised!



Entrance Hall

Upon entering the property through the front door, you will find an under stairs storage cupboard housing the gas meter, laminate flooring and a single panel radiator.

Living Room

15' x 11' 8" (4.57m x 3.56m)

The living room has a UPVC double glazed bay window to the front aspect fitted with blinds, a fitted beige carpet with complementary cream decor, a double panel radiator and a gas open fire with a marble hearth and wooden surround. Opening to the dining room.

Dining Room

10' 5" x 9' 4" (3.17m x 2.84m)

The dining room has aluminium sliding doors to the rear aspect, a double panel radiator and a fitted beige carpet with complementary cream decor.

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)

The kitchen has a UPVC double glazed window to the rear aspect with a range of wooden wall, base, and drawer units with complementary work surfaces, one and a half stainless steel sink and drainer, a four ring gas hob with a double oven and cylinder hood. There is a serving hatch to the dining room and an under stairs cupboard housing the consumer unit and electric meter.

Conservatory

8' 7" x 8' 4" (2.62m x 2.54m)

The conservatory is overlooking the rear garden and has a polycarbonate roof with laminate flooring and wall lights.

Landing

Access to the first floor landing via a green carpeted staircase with a white spindle banister, there is a UPVC double glazed window to the side aspect allowing the natural light in and a Worcester boiler which was installed in 2024.

Bedroom One

12' 9" x 10' 4" (3.89m x 3.15m)

The master bedroom has a UPVC part bay double glazed window to the front aspect fitted with blinds, a single panel radiator, TV aerial, fitted carpet and fitted wardrobes and drawers.

Bedroom Two

13' 4" x 10' 4" (4.06m x 3.15m)

The second bedroom has a UPVC double glazed window to the rear aspect, a single panel radiator, and fitted carpet.

Bedroom Three

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

Bathroom

7' 7" x 7' (2.31m x 2.13m)

The bathroom has a UPVC double glazed window to the rear aspect, a corner shower cubicle, pedestal wash hand basin and a low level push flush WC. The floor is tiled with partially tiled walls, a mirrored vanity cabinet and the loft hatch.

Front Garden

Off road parking to the front.

Rear Garden

The rear garden is fully fenced for privacy with raised artificial grass and an artificial lawn with a flagged patio area. There are mature trees and shrubs and open fields at the rear.

Garage

25' 4" x 8' 5" (7.72m x 2.57m)

The garage has a UPVC double glazed window to the rear and a single glazed door to the rear with an up and over door to the front and concrete flooring.



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welcome to

Eddisbury Road, Whitby Ellesmere Port

- Well Maintained Semi-Detached House
- Three Bedrooms & Family Bathroom
- Two Reception Rooms
- Kitchen & Conservatory
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£220,000



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.focalagent.com



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Property Ref:
LSU108360 - 0005

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