



**Beech Grove, Whitby Ellesmere Port CH66 2PA**



**welcome to**

**Beech Grove, Whitby Ellesmere Port**

Jones & Chapman are proud to bring to market this well presented three bedroom semi-detached house, ideally situated within the much sought after residential area of Whitby. Book your viewing early to avoid disappointment!



## Entrance Hall

Upon entering the property through the front door you will find a beautiful single pane stain glass window to the side aspect, a single panel radiator, a cupboard housing the electric meter and consumer unit and the Worcester boiler in a cupboard under the stairs.

## Lounge

12' 4" x 11' 2" ( 3.76m x 3.40m )

The lounge has a UPVC double glazed window to the front aspect with a single panel radiator and solid wood flooring. There is also a gas fire set within a marble hearth with a wooden surround and an opening into the dining room.

## Dining Room

12' 9" x 10' 9" ( 3.89m x 3.28m )

The dining room has double glazed windows and French doors leading to the private rear garden, with wooden flooring and a feature multi fuel log burner.

## Kitchen

14' 7" x 6' 7" ( 4.45m x 2.01m )

The funky decorated kitchen has a UPVC double glazed window to the rear aspect with black gloss wall, base and drawer units with complementary work surfaces, and space for a fridge. There is one and a half stainless steel sinks and drainer, a double oven, a four ring hob, and a cylinder hood. The kitchen is finished with a double panel radiator, tiled flooring and a breakfast bar which has a UPVC double glazed window to the side aspect.

## Landing

Access to the first floor landing via the carpeted staircase with a solid wooden banister. There is a feature arched single glazed stain glass window to the side aspect allowing the natural light to flood though, you will also find the hatch giving access to the insulated loft.

## Bedroom One

13' 4" x 10' 11" ( 4.06m x 3.33m )

The master bedroom has a UPVC double glazed

window to the front aspect with a single panel radiator, carpet and a picture rail. There is also a beautiful original feature fireplace.

## Bedroom Two

11' 9" x 11' 11" ( 3.58m x 3.63m )

The second bedroom has a UPVC double glazed window to the rear aspect with a single panel radiator, carpet and a picture rail. There is also a beautiful original feature fireplace.

## Bedroom Three

7' 5" x 8' 7" ( 2.26m x 2.62m )

The third bedroom has a UPVC double glazed window to the side aspect and a feature window to the front aspect with a single panel radiator, carpet and a picture rail.

## Bathroom

5' 9" x 6' 11" ( 1.75m x 2.11m )

The bathroom has a UPVC double glazed window to the side aspect, a three piece suite consisting of a panel bath with chrome shower fittings, a pedestal wash hand basin and a WC finished with partially tiled walls.

## Front Garden

The front garden has a lawn area with a dwarf brick wall with mature trees, there is a driveway allowing for off road parking with secure wooden gate that leads to the garage.

## Rear Garden

The rear garden is fully fenced for privacy with a decked and concrete gavel area.

## Garage

The garage has a side to side opening with concrete flooring and lighting.



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)



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**welcome to**

## **Beech Grove, Whitby Ellesmere Port**

- Well Presented Quirky Semi-Detached Family Home
- Three Bedrooms & Family Bathroom
- Two Reception Rooms & Kitchen
- Off Road Parking & Garage
- Popular Residential Area of Whitby

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU108403 - 0002

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