



Stanney Lane, Ellesmere Port CH65 9AQ

welcome to

Stanney Lane, Ellesmere Port

Jones & Chapman are delighted to offer onto the market this well presented three bedroom semi-detached family home ideally located in the popular residential area of Whitby. Please call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door, you will find laminate flooring, a single panel radiator, the consumer and electric meter, the gas meter under the stairs and doors leading to the living room and kitchen.

Cloakroom

The cloakroom features a UPVC double glazed window to the side aspect with storage for a variety of items.

Second Reception Room

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

The second reception room features UPVC double glazed sliding doors to the rear aspect, laminate flooring and a single panel radiator.

Living Room

13' 3" x 11' 7" (4.04m x 3.53m)

The living room features a UPVC double glazed part bay window to the front aspect fitted with Quality blinds, recently fitted laminate floor with complementary blue decor, a brick fireplace with an electric fire, fitted shelving and TV area, a recently fitted wooden door and a double panel radiator.

Landing

Access to the first floor via a carpeted and laminate staircase with a wooden spindle banister, the landing features a UPVC double glazed window to the side aspect fitted with Quality blinds, laminate flooring, an airing cupboard and the loft hatch, the loft is predominantly boarded with a pull down ladders, lighting, sockets and insulation.

Kitchen

8' 6" x 8' 6" (2.59m x 2.59m)

The kitchen features a UPVC double glazed window to the rear aspect fitted with Quality blinds, a UPVC double glazed door giving access to the carport, a range of blue wall, base and drawer units with complementary blue speckled work surfaces, a four ring gas hob, extractor hood, stainless steel sink and drainer and additional space for appliances.

Bedroom Two

11' 6" x 9' 3" (3.51m x 2.82m)

The second bedroom features a UPVC double glazed window to the rear aspect fitted with Quality blinds, a single panel radiator and laminate flooring with beige decor.

Bedroom Three

7' 9" x 8' 5" (2.36m x 2.57m)

The third bedroom features a UPVC double glazed window to the rear aspect fitted with Quality blinds, a single panel radiator and laminate flooring.

Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

The master bedroom features a UPVC double glazed window to the front aspect fitted with Quality blinds, a fitted carpet, a single panel radiator, a large mirrored double wardrobe and a fitted cupboard housing the combi Worcester boiler which was installed in 2022.

Front Garden

The front garden has a covered carport at the side, it is gated to the front and rear, there is a lawn area and a block paved and resin driveway offering off road parking for several cars.

Rear Garden

The rear garden is fully fenced for privacy with hedged borders, it is mainly laid to lawn with mature trees and shrubs and a raised decking area, there is an outdoor tap, external lighting, a wooden shed and access to the garage.

Bathroom

5' 6" x 7' 9" (1.68m x 2.36m)

The bathroom features a UPVC double glazed window to the front aspect fitted with Quality blinds, a panel bath with a Mira chrome shower above, a pedestal wash hand basin and a WC, the walls are fully tiled with vinyl flooring and a single panel radiator.

Garage

18' 7" x 9' 6" (5.66m x 2.90m)

The garage has an up and over door with a workshop area and storage.



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welcome to

Stanney Lane, Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Garage & Carport
- Off Road Parking For Several Vehicles

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B



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

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108568 - 0004

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