



**Pooltown Road, Whitby Ellesmere Port CH65 7AA**

**welcome to**

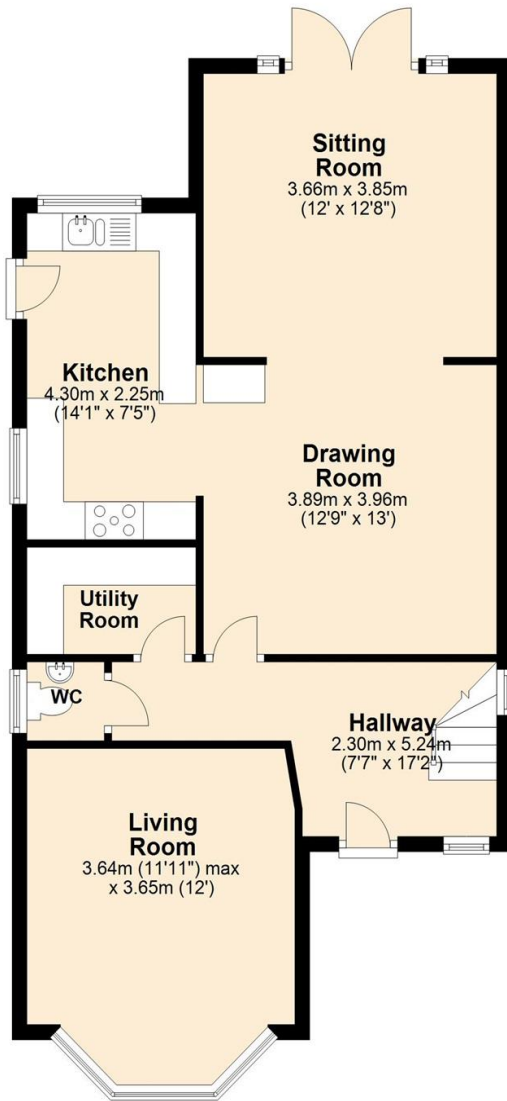
**Pooltown Road, Whitby Ellesmere Port**

Coming onto the market with no onward chain, this three bedroom detached property is bursting with potential to be the perfect family home. Call today to arrange your viewing.



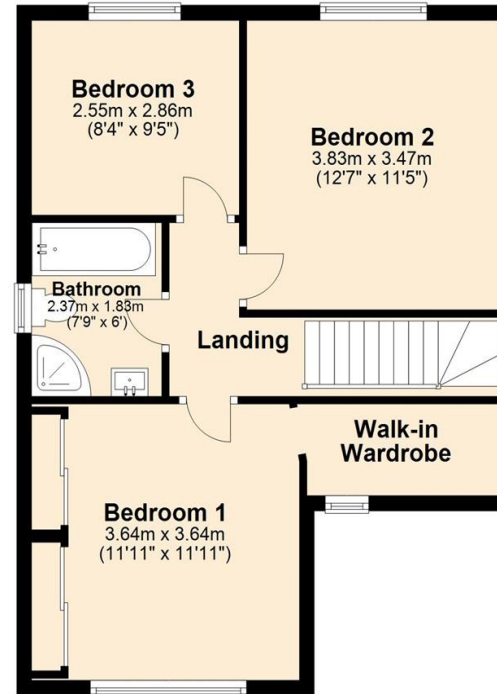
### Ground Floor

Approx. 68.5 sq. metres (737.9 sq. feet)



### First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



### Entrance Hall

### Living Room

11' 11" max x 12' ( 3.63m max x 3.66m )

### W.C

### Drawing Room

12' 9" x 13' ( 3.89m x 3.96m )

### Sitting Room

12' x 12' 8" ( 3.66m x 3.86m )

### Kitchen

14' 1" x 7' 5" ( 4.29m x 2.26m )

### Utility Room

### Landing

### Bedroom One

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

### Bedroom Two

12' 7" x 11' 5" ( 3.84m x 3.48m )

### Bedroom Three

8' 4" x 9' 5" ( 2.54m x 2.87m )

### Bathroom

### Front Garden

### Rear Garden

Total area: approx. 117.9 sq. metres (1268.6 sq. feet)

welcome to

## Pooltown Road, Whitby Ellesmere Port

- Council Tax Band C
- NO ONWARD CHAIN
- Three Bedrooms
- Detached House
- Three Reception Rooms

Tenure: Freehold EPC Rating: D

offers in the region of

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/LSU108100](https://www.jonesandchapman.co.uk/Property/LSU108100)



Property Ref:  
LSU108100 - 0004

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



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