

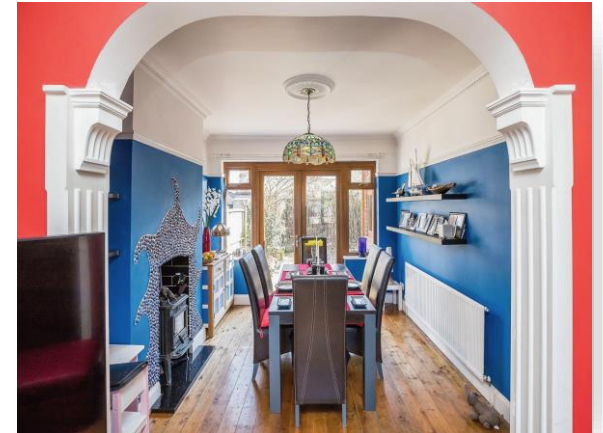


Beech Grove, Whitby Ellesmere Port CH66 2PA

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!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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.focalagent.com



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Beech Grove, Whitby Ellesmere Port

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well Presented Quirky Semi-Detached House
- Three Bedrooms & Family Bathroom

Tenure: Freehold EPC Rating: C

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108300 - 0004

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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.


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