





56 The Wheate Close

Rhose

Charming semi-detached family home in Rhose with stylish kitchen/dining room, two reception rooms, and three double bedrooms. Open views, driveway, and rear garden. Ideal for a growing family!

Council Tax band: D

Tenure: Freehold

- LOVELY SEMI DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- HALL, CLOAKS/WC, TWO RECEPTION ROOMS
- STYLISH KITCHEN/DINING ROOM
- EN-SUITE WC PLUS REFITTED SHOWER ROOM/WC
- 3 DOUBLE BEDROOMS
- EXTENDED WITH A HANDY UTILITY ROOM
- DRIVEWAY PARKING AND OPEN VIEWS TO REAR
- GREAT SIZE REAR GARDEN
- CENTRAL CUL DE SAC LOCATION IN RHOOSE
- EPC RATING C72





Entrance Hall

Accessed via a uPVC door with obscure glazed panels, the hall has a carpeted flooring with matching dog leg staircase leading to the first floor. Radiator with shelf over. Fuse box. Panelled doors give access to the cloakroom WC and the living room - with an adjacent glass panel wall to the living room to allow natural light. Wall mounted shoe cupboard will remain.

Cloakroom WC

5' 2" x 2' 7" (1.57m x 0.79m)

With a tiled effect vinyl flooring and a grey suite comprising WC and wall hung wash basin with tiled splash back. Chrome heated towel rail plus obscure front window.

Living Room

20' 2" x 10' 0" (6.15m x 3.05m)

A spacious carpeted main living room which has sliding uPVC doors giving access to the rear garden which in turn enjoys a private aspect to the rear. There are two radiators plus an additional side window. 2024 installed coal effect gas fire mounted into a marble surround and hearth with a wooden fire surround itself. A panelled door leads through to the kitchen.

Kitchen

15' 9" x 8' 0" (4.80m x 2.44m)

With a tiled effect laminated flooring this immaculate modern kitchen comprises a wealth of eye level and base units in a cream Shaker style and these are complemented by laminated work tops which have a one and a half bowl stainless steel sink unit inset with mixer tap over. Freestanding 5 ring Belling range with double oven and grill - will remain. A complementing extractor hood over. Slot in space for additional appliances as required plus free standing space for a fridge freezer. Space for table and chairs. uPVC door and window to the utility room extension whilst bi-folding doors leads to the sitting room/office.





Sitting Room / Office

15' 10" x 7' 11" (4.83m x 2.41m)

Formally the garage and now a very handy carpeted reception room. uPVC front window, radiator and really is versatile in use.

Utility

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

A handy extension with pitched tiled roof, there is a laminated tile effect flooring, matching the kitchen. Further storage units and additional work top space with sink unit with mixer tap. Wall mounted Baxi boiler. Additional space for appliances e.g washing machine and tumble dryer - the tumble dryer will remain as part of the sale. Side and rear windows plus obscure uPVC door giving access to the rear garden. LED strip light and radiator with shelf over.

Landing

Carpeted matching the stairs and panelled doors giving access to the three double bedrooms, refitted shower room WC and also to two handy storage cupboards. Pull down loft hatch with extendable ladder and this leads to a mostly boarded loft - ideal for storage.

Bedroom One

11' 10" x 8' 0" (3.61m x 2.44m)

Dimensions exclude the depth of triple width mirror fronted floor to ceiling wardrobes. Carpeted double bedroom with radiator and rear window enjoying open aspect across the lower grounds of the airport. Panelled doors leads to the en suite WC.

En Suite WC

5' 6" x 4' 1" (1.68m x 1.24m)

With a wood effect LVT flooring and a white suite comprising WC and pedestal wash basin. Chrome ladder style radiator. Strip light and shaver point. Extractor and side obscure window. Fully ceramic tiled splash backs and sill.





Bedroom Two

11' 7" x 8' 5" (3.53m x 2.57m)

Carpeted double bedroom with radiator and rear uPVC window again enjoying open aspect over the garden and lower airport grounds. Freestanding wall fixed mirror fronted wardrobe – will remain.

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.57m)

A carpeted bedroom which can take a double bed if required. Front uPVC window, radiator and full height storage cupboard, excluded from dimensions.

Shower Room WC

6' 4" x 6' 2" (1.93m x 1.88m)

With a wood effect LVT flooring, as of the en suite, this refitted shower room has a white suite comprising WC, pedestal basin and double fully tiled shower cubicle – thermostatic shower inset with fixed rainfall unit and adjustable rinse unit. Ceramic tiled walls, splash backs and sill plus obscure front window. Chrome ladder style heated towel rail. Strip light and shaver point and extractor.

Front Garden

Primarily laid to tarmac and providing off road parking for 2-3 vehicles. Composite gate leads to the rear garden.



Rear Garden

Initially laid to a Cotswold slabbed patio and a step leads to a central path which bi-sects a lawn. This in turn is flanked by maintained established borders. Metal shed to remain. Garden is enclosed by fencing and to the rear is mesh style fencing allowing open aspect over the lower airport grounds.

Driveway

A tarmac area to the front for 2-3 cars





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Approximate Gross Internal Area
1066 sq ft - 99 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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