



HUNTERS[®]
HERE TO GET *you* THERE

2b Loxdale Drive, Ellesmere, CH65 7AJ

2b Loxdale Drive, Ellesmere, CH65 7AJ

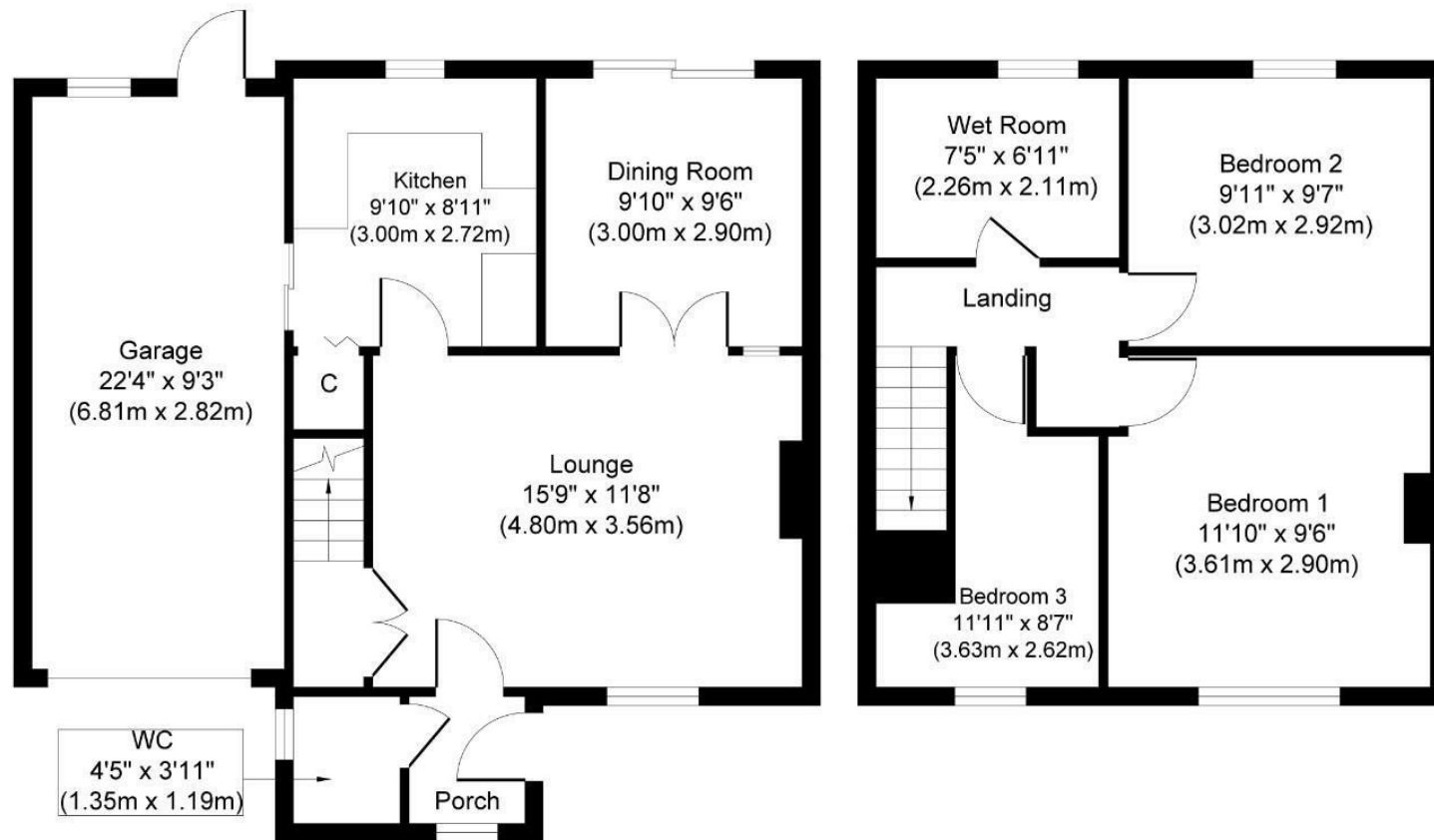
Asking Price £200,000

Do you need access to local schools, shops, and public transport? Then look no further.

This three bedroom, semi detached home meets all these needs, being situated close to the village of Whitby while in turn, offers most day-to-day requirements from local shops to supermarkets.

The property itself offers well proportioned accommodation, good sized garden and garage which should meet the needs of most young families.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com



Ground Floor
Approximate Floor Area
661 sq. ft
(61.37 sq. m)

First Floor
Approximate Floor Area
454 sq. ft
(42.18 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

Porch

4'3" x 5'6"
UPVC front door, double glazed window to front elevation, ceramic tiled flooring, central heating radiator.

Downstairs WC

4'8" x 3'11"
Low level WC, floating corner sink with tiled splashback, double glazed frosted glass window to side elevation.

Lounge

15'9" to widest point x 11'8"
Double glazed window to front elevation with vertical blind, central heating radiator, wood fire surround with marble effect hearth, gas fire, laminate flooring. Door to kitchen and first floor with further triple glazed doors leading into:-

Dining Room

9'10" x 9'6"
Laminate flooring, central heating radiator, double glazed sliding patio doors to rear garden with vertical blinds.

Kitchen

9'10" x 8'11" to widest point
Range of cream wall and base units with contrasting wood effect worktops, subway tiled splashbacks, recess for cooker, double glazed window to rear elevation with vertical blind, fitted cupboard housing central heating boiler and water meter, understairs cupboard housing gas and electric meters. Sliding door to garage.

First Floor

Door from lounge to stairway and first floor landing, double glazed frosted window to side elevation, loft access.

Bedroom One

9'6" x 11'10" to widest point
Laminate flooring, double glazed window to front elevation with vertical blind, central heating radiator.

Bedroom Two

9'11" x 9'7"
Laminate flooring, double glazed window to rear elevation with vertical blind, central heating radiator.

Bedroom Three

8'7" to widest point x 11'11" to widest point
Laminate flooring, double glazed window to front elevation with vertical blind, central heating radiator, built in unit over stairs.

Wet Room

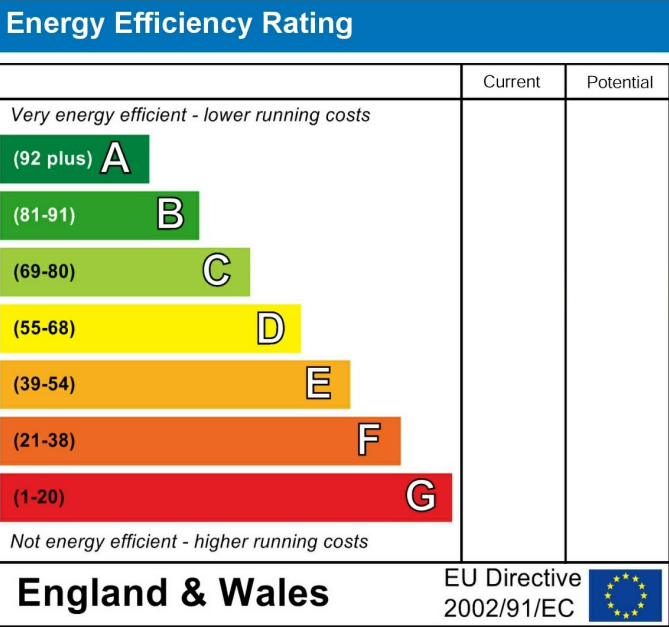
7'5" x 6'11"
Three quarter tiled walls, white sparkly boarding around shower area, glass shower screen, rainfall shower with separate hand held shower head, low level WC, pedestal wash basin, extractor fan, double glazed frosted glass window to rear elevation, central heating radiator.

Outside

Front - Walled garden, flagged driveway to brick single garage, slate area with mature shrubs and plants.

Garage - (22'4" x 9'3") up and over door to front, plumbing for automatic washing machine, power and light, UPVC window and door to rear.

Rear - Flagged patio area, wooden garden shed, slope up to raised borders with mature shrubs and plants and lawned areas.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



