



Pooltown Road, Whitby Ellesmere Port CH65 7BT

welcome to

Pooltown Road, Whitby Ellesmere Port

Jones & Chapman are pleased to welcome onto the market this three bedroom mid terraced house located in the sought after location of Whitby, being sold with a tenant in situ. Call our office today to arrange your viewing.



Jones & Chapman are pleased to welcome onto the market this three bedroom mid terraced house located in the sought after location of Whitby. This property is being sold with a tenant in situ, so would only be suitable for investors looking to add to their portfolio. Pooltown Road is conveniently situated within walking distance to bus routes on Sutton Way as well as Chester Road. There are also local restaurants, shops, cafes, salons and other amenities close by in Whitby village as well as easy access to motorway links.

The entrance hall leads to the lounge featuring a log burner set within a tiled hearth and a sleeper mantle, a fitted carpet and double panel radiator. The kitchen is fitted with a range of cream wall, base and drawer units with complementary brown work surfaces, a four ring gas hob and a single oven with a cylinder cooker hood and space for a dining table. The conservatory has floor to ceiling glass with tiled flooring, a polycarbonate roof and doors leading to the rear and side garden.

To the first floor, the landing gives access to three bedrooms, all benefiting from fitted carpets and radiators. The bathroom has a panel bath with overhead Triton shower and a wash hand basin, there is a separate toilet.

Externally, the property benefits from a private rear and side garden.

An internal inspection of this property is essential to see all that it has to offer.

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Living Room

14' x 20' 7" (4.27m x 6.27m)

Dining Room

7' 8" x 8' 6" (2.34m x 2.59m)

Kitchen

12' 8" x 8' 4" (3.86m x 2.54m)

Conservatory

9' 8" x 8' 2" (2.95m x 2.49m)

Landing

Bedroom One

Bedroom Two

12' 4" x 11' 2" (3.76m x 3.40m)

Bedroom Three

9' 2" x 14' (2.79m x 4.27m)

Bathroom

5' 6" x 6' 7" (1.68m x 2.01m)

Separate Toilet

Rear & Side Garden



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welcome to

Pooltown Road, Whitby Ellesmere Port

- SOLD WITH TENANT IN SITU
- Three Bedroom Mid-Terraced House
- Two Reception Rooms & Family Bathroom
- Kitchen & Conservatory
- Close To Local Amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£150,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108779 - 0005

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 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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