



**Fern Road, Whitby Ellesmere Port CH65 6PB**

**welcome to**

**Fern Road, Whitby Ellesmere Port**

Jones & Chapman are excited to introduce to the market this three-bedroom semi-detached family home, ideally located in a popular residential area of Whitby. Call us today to arrange your viewing!



Jones & Chapman are excited to introduce to the market this three-bedroom semi-detached family home, ideally located in a popular residential area of Whitby. Fern Road is conveniently located close to local amenities in Whitby Village including shops, restaurants, cafes, public houses, salons and more. The property also falls within the catchment area for several well-regarded primary and secondary schools, making it an ideal choice for families.

The entrance hall leads to the lounge which features wooden flooring, a double panel radiator and a log burner. The snug has a grey fitted carpet, fitted cupboards and a log burner. The kitchen opens to the dining area and lounge and is fitted with a range of beige wall, base and drawer units, a breakfast bar, an integrated dishwasher, two Velux windows and access to the conservatory which has a Polycarbonate roof, dwarf walls, and doors leading to the rear garden. A useful downstairs WC completes the ground floor.

The first-floor landing gives access to three bedrooms all benefiting from radiators and fitted carpets, and a second fitted staircase into the loft. The family bathroom comprises a bath with an overhead chrome shower, a corner wash hand basin and WC.

Externally, the property benefits from a private rear garden which gives access to the side of the house, while to the front there is a driveway providing off-road parking and access to the car port.

An early viewing is advised to avoid missing out on this lovely home!

### **Entrance Hall**

### **Lounge**

14' x 11' 6" ( 4.27m x 3.51m )

### **Snug**

13' 2" x 11' 6" ( 4.01m x 3.51m )

### **Kitchen**

22' 10" x 11' 11" ( 6.96m x 3.63m )

### **Conservatory**

24' 2" x 9' 9" ( 7.37m x 2.97m )

### **Landing**

### **Bedroom One**

12' 11" x 12' 1" ( 3.94m x 3.68m )

### **Bedroom Two**

12' 1" x 11' 10" ( 3.68m x 3.61m )

### **Bedroom Three**

6' 10" x 6' 6" ( 2.08m x 1.98m )

### **Bathroom**

### **Loft Room**

15' 6" x 15' ( 4.72m x 4.57m )

### **Front Garden**

### **Rear Garden**



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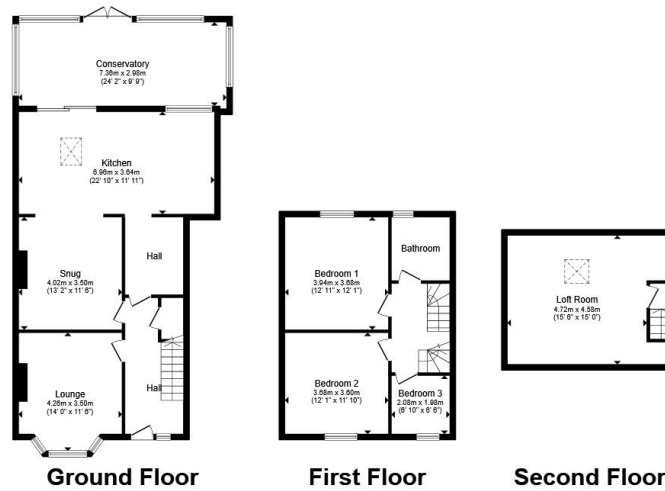
welcome to

## Fern Road, Whitby Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Kitchen & Conservatory
- Downstairs WC

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

# £300,000



Total floor area 167.6 m<sup>2</sup> (1,804 sq.ft.) approx  
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.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property

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Property Ref:  
LSU106101 - 0003

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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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