





Birkett Avenue, Ellesmere Port CH65 9BY

jones & chapman

welcome to

Birkett Avenue, Ellesmere Port

Jones & Chapman are excited to welcome to the market this three-bedroom semi-detached family home situated in a popular residential area of Whitby. Call our office today to arrange your viewing!





Jones & Chapman are excited to welcome to the market this three-bedroom semi-detached family home situated in a popular residential area of Whitby. Birkett Avenue is ideally located just a short drive away from the Cheshire Oaks designer outlet which offers a wide range of shops, restaurants and other amenities. The property also lies within the catchment area for some fantastic primary and secondary schools making this home the perfect choice for growing families.

The front door opens to the lounge which features a gas fire, fitted carpet, electric meter cupboard, and an understairs storage cupboard housing the gas meter. The kitchen is fitted with a range of beech wall, base and drawer units, a double oven, four ring gas hob, an opening to the dining area and a UPVC sliding patio door leading to the rear garden.

To the first floor, the landing gives access to three bedrooms, all benefiting from fitted carpets and radiators, the second bedroom has a cupboard housing the Vaillant boiler. The fully tiled family bathroom comprises a shower cubicle, wash hand basin set within a vanity unit, WC, and a ladder style radiator.

Externally, the property benefits from a private rear garden, while to the front there is a driveway providing off-road parking and access to the wider than average detached garage.

An internal inspection is highly recommended to appreciate the potential, location and opportunity this home offers.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
17' 7" x 15' 3" (5.36m x 4.65m)

Kitchen Diner
17' 7" x 9' 1" (5.36m x 2.77m)

Landing

Bedroom One
13' 1" x 9' 8" (3.99m x 2.95m)

Bedroom Two
11' 3" x 9' 8" (3.43m x 2.95m)

Bedroom Three
9' 1" x 8' 1" (2.77m x 2.46m)

Bathroom
8' 1" x 5' 9" (2.46m x 1.75m)

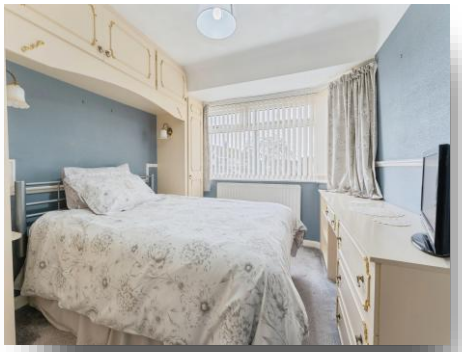
Front Garden

Rear Garden

Detached Garage







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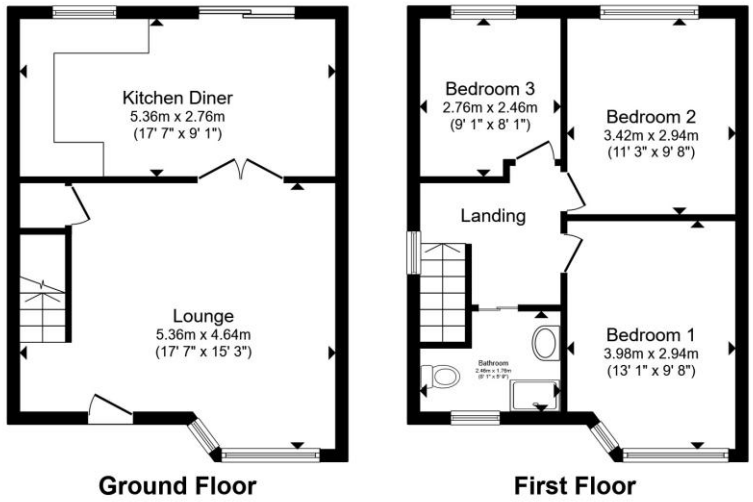
welcome to

Birkett Avenue, Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Family Bathroom
- Lounge & Kitchen Diner
- Off Road Parking
- Wider Than Average Detached Garage

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

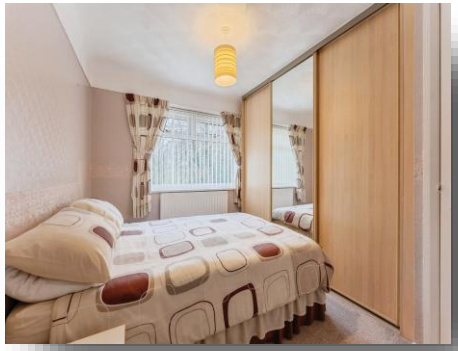
£220,000



Total floor area 78.2 m² (842 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

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
LSU108688 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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