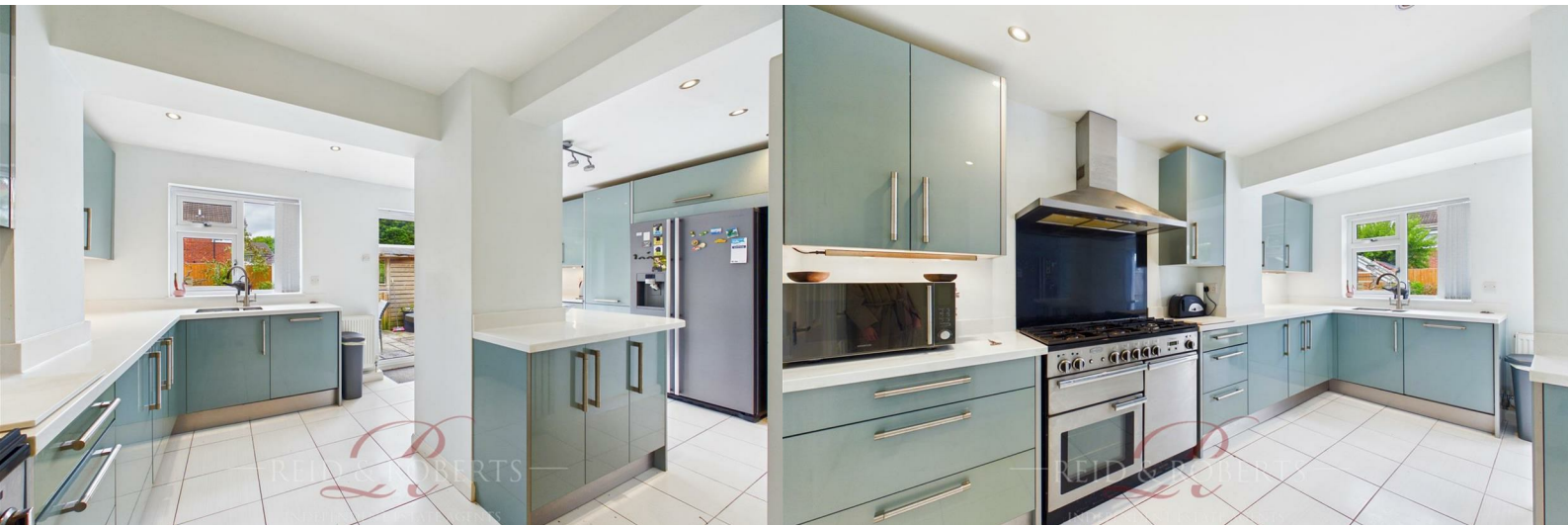




52 Bedford Avenue East

Whitby, Ellesmere Port, CH65 6TS

Offers In The Region Of £315,000



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Accommodation Comprises

A woodgrain-effect Upvc entrance door with decorative glazed insets opens into a welcoming entrance porch.

Entrance Porch

This useful space features wooden flooring, exposed brick detailing with a tiled display sill, textured ceiling, courtesy lighting, and frosted double-glazed side windows that allow natural light to flood in while maintaining privacy. A built-in cupboard discreetly houses the electricity meter and consumer unit.

Entrance Hallway

A glazed internal door leads into the inviting entrance hallway, where the quality of this home immediately becomes apparent. Wooden flooring continues seamlessly from the porch, while an oak balustrade with contemporary glass insets rises to the first floor. The hallway also benefits from coving to the ceiling, a radiator, and a central ceiling light point.

Open-Plan Kitchen

Undoubtedly the heart of the home, this stunning extended kitchen and breakfast room offers a fantastic open-plan layout, ideal for both everyday family life and entertaining.

The kitchen is beautifully appointed with an extensive range of wall, base, and drawer units complemented by luxurious quartz worktops, matching splashbacks, and a bespoke quartz breakfast bar with additional integrated storage. An inset stainless steel sink with quartz drainer adds both style and practicality. There is ample space for a range-style cooker with extractor hood above, as well as room for an American-style fridge freezer. Additional features include tiled flooring, recessed spotlighting, TV point, two radiators including a modern vertical radiator, and a useful understairs storage cupboard. This impressive room provides a true social hub, combining functionality with a sleek contemporary finish.

Utility

Accessed directly from the kitchen, the utility room offers excellent additional workspace and storage. Fitted with a range of wall and base units with complementary work surfaces, the room includes a stainless steel sink and drainer, plumbing for both a washing machine and tumble dryer, tiled flooring, radiator, extractor fan, and a frosted side window. The utility room also provides internal access to the integral garage.

Integral Garage

The front section of the garage remains a practical storage area, housing the boiler and offering light and power. This versatile space is ideal for storage, workshop use, or housing bicycles and outdoor equipment.

Lounge

A beautifully proportioned reception room, the lounge enjoys a warm and inviting atmosphere. A woodgrain-effect double-glazed bay window to the front elevation fills the room with natural light, while the attractive gas fire, set within a marble surround and hearth with wooden mantel, creates a charming focal point. Wooden flooring, coving, TV point, and generous proportions provide flexibility for both comfortable seating and a dining area if desired. Sliding doors open directly into the conservatory, allowing the living space to flow effortlessly.

Conservatory / Dining Room

Currently used as a formal dining room, the conservatory offers an incredibly versatile additional reception space. Set upon a dwarf brick wall with double-glazed Upvc windows and topped with a solid insulated roof, this room can be enjoyed all year round. Wood-effect flooring, an electric heater, and French doors opening onto the rear garden make it ideal for dining, relaxing, or entertaining guests.

First Floor Accommodation

First Floor Landing

The landing provides access to all bedrooms and the family bathroom.

Principle Bedroom Suite

A standout feature of the home, the principal bedroom forms part of the two-storey extension and offers a luxurious and highly functional layout.

Dressing Area

The suite begins with a dedicated dressing area, complete with fitted dressing table, drawer units, and matching chest of drawers. A front-facing window, radiator, and wood-effect flooring complete this elegant space.

Bedroom One

An opening leads into the spacious sleeping area, which comfortably accommodates a double bed and features fitted bedside tables, extensive wardrobes with hanging and shelving, recessed spotlighting, wall-mounted reading lights, radiator, and front-facing window.

En Suite Bathroom

The en suite is fitted with a three-piece suite comprising a Jacuzzi-style bath with handheld shower attachment, vanity wash basin with waterfall tap, concealed-cistern WC, and useful built-in storage. Additional features include a heated towel rail, spotlighting, extractor fan, and frosted rear window.

Bedroom Two

A generous double bedroom fitted with built-in wardrobes, matching bedside tables, and drawer units. A front-facing window provides excellent natural light, while wood-effect flooring, radiator, and TV point enhance practicality.

Bedroom three

Currently utilised as a home office, this spacious third bedroom is a true double room, offering excellent flexibility for use as a guest bedroom, nursery, or study. Features include wood-effect flooring, radiator, and a rear-facing window overlooking the garden.

Family Shower Room

The family bathroom is fitted with a modern three-piece suite comprising a corner shower cubicle with mains-fed shower, pedestal wash hand basin, and low flush WC. Fully tiled walls, vinyl flooring, heated towel rail, and a frosted rear window complete the room.

External

Front Garden

To the front, the property enjoys an attractive lawned garden enclosed by a brick wall with wrought iron railings, together with a block-paved driveway providing off-road parking.

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Rear Garden

To the rear, the enclosed garden offers a private and secure outdoor space, ideal for children, pets, and entertaining. With direct access from the conservatory, it provides the perfect setting for summer dining, relaxing, and enjoying the outdoors.

EPC Rating

Council Tax Band - D

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Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

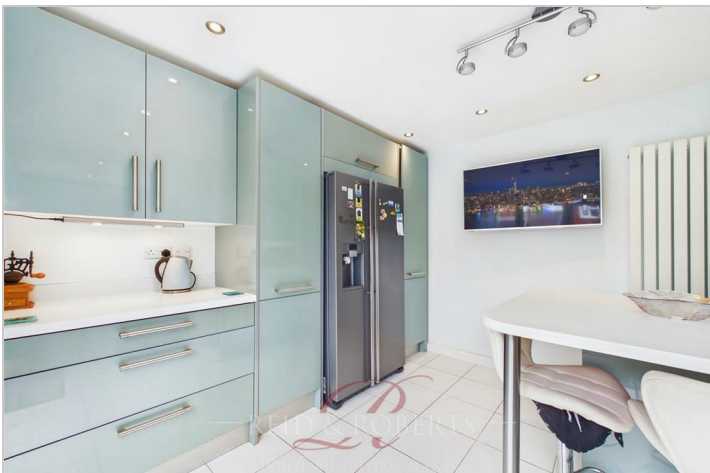
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



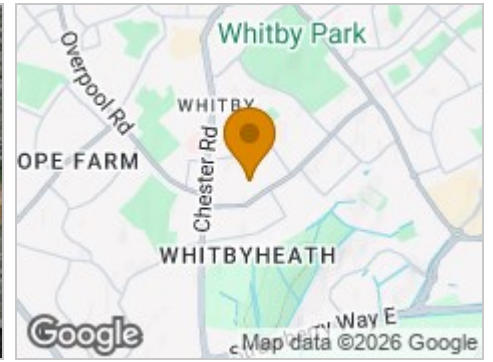
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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