



Birkett Avenue, Ellesmere Port CH65 9BY

welcome to

Birkett Avenue, Ellesmere Port

Jones & Chapman are pleased to present for sale, with no onward chain, this three bedroom semi-detached family home situated in the highly sought-after area of Whitby. Call our office today to arrange your viewing!



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

Upon entering the property through the front door you will find a spacious hallway, a radiator, the gas and electric meters and two feature arched windows overlooking the front aspect.

Living Room

13' 5" x 11' 7" (4.09m x 3.53m)

The living room has a UPVC double glazed window overlooking the front aspect fitted with blinds, a single panel radiator, a beige fitted carpet and an electric fire set within a marble hearth with a wooden surround.

Dining Room

8' 8" x 8' 9" (2.64m x 2.67m)

The Dining room opens to the kitchen and the third reception room, there is a single panel radiator and a green fitted carpet.

Third Reception Room

9' 2" x 10' 3" (2.79m x 3.12m)

The third reception room has a UPVC double glazed window overlooking the rear aspect and aluminum sliding doors fitted with blinds leading to the rear garden and an opening to the third reception room.

Kitchen

8' 7" x 9' 2" (2.62m x 2.79m)

The kitchen has a UPVC double glazed window overlooking the rear aspect, a range of wall, base and drawer units, a stainless steel sink and drainer, space for appliances, a Worcester boiler and tiled walls and flooring.

Utility Room

9' 9" x 12' 8" (2.97m x 3.86m)

The L shaped utility room has a range of cupboards, space for appliances, tiled flooring and the door to the downstairs WC.

Downstairs W.C

The downstairs toilet has a window to the rear aspect, a corner wash hand basin, WC and fully tiled walls and flooring.

Landing

Access to the first floor landing via a carpeted staircase with a spindle banister, a UPVC double glazed window overlooking the side aspect and the loft hatch.

Bedroom One

11' 3" x 9' 2" (3.43m x 2.79m)

The master bedroom has a UPVC double glazed window overlooking the front aspect fitted with blinds, a green fitted carpet and a double panel radiator.

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

The second bedroom has a UPVC double glazed window overlooking the rear aspect, a green fitted carpet and a built in cupboard.

Bedroom Three

8' 4" x 8' 6" (2.54m x 2.59m)

The third bedroom has a UPVC double glazed window overlooking the rear aspect, a cream fitted carpet and a double panel radiator.

Bathroom

7' 9" x 5' 4" (2.36m x 1.63m)

The bathroom has a UPVC double glazed window to the front aspect fitted with blinds, a corner shower cubicle, a wash hand basin set within a vanity unit, a WC, a double panel radiator, fully tiled walls and vinyl flooring.

Rear Garden

The rear garden has two brick built outhouses, a greenhouse, a covered pergola, and an outdoor tap. It is mainly laid to lawn with a flagged patio area, and gated to the rear backing onto Stanney Woods.

Garage

15' 2" x 9' 7" (4.62m x 2.92m)

The garage has an up and over door with a concrete floor and the meters.



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welcome to

Birkett Avenue, Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Family Bathroom
- Three Reception Rooms
- Kitchen, Utility Room & Downstairs W.C
- Off Road Parking & Garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108456 - 0014

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.

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