

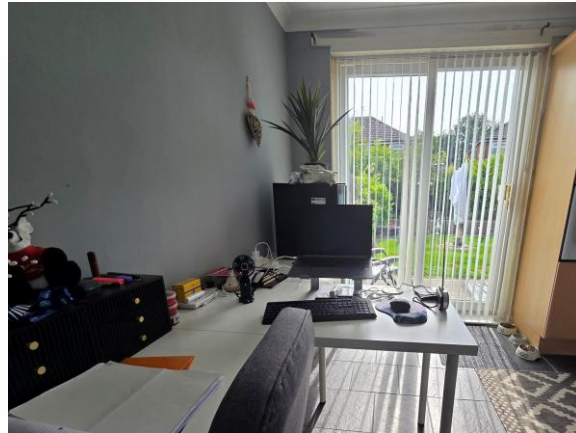


Eddisbury Road, Whitby Ellesmere Port CH66 2JU

welcome to

Eddisbury Road, Whitby Ellesmere Port

Jones & Chapman are excited to welcome to the market this well presented three bedroom semi detached family home located in the 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 Anthracite coloured front door, you will find an under stairs cupboard and a fitted grey carpet with complementary cream decor.

Kitchen Diner

17' 8" x 10' 5" (5.38m x 3.17m)

The kitchen diner features a UPVC double glazed window with fitted blinds overlooking the rear aspect, UPVC double glazed sliding patio doors fitted with blinds leading to the rear garden, a range of beech wall, base and drawer units with complementary black work surfaces, a stainless steel sink and drainer, a four ring gas hob, a double Hotpoint oven and cylinder cooker hood, freestanding Hotpoint washing machine, freestanding Hotpoint fridge/freezer, an understairs cupboard, a double panel radiator, tiled flooring and opening to the dining area.

Landing

The landing features a UPVC double glazed window with fitted blinds overlooking the side aspect.

Bedroom One

14' 7" x 10' 4" (4.45m x 3.15m)

The master bedroom features a UPVC double glazed bay window with fitted blinds overlooking the front aspect, a double panel radiator, fitted wardrobes, Ostrich Egg Blue decor and a fitted anthracite coloured carpet.

Living Room

15' x 11' 9" (4.57m x 3.58m)

The living room features a UPVC double glazed bay window overlooking the front aspect with fitted blinds, a marble hearth and surround, two double panel radiators and a fitted anthracite carpet with complementary cream decor.

Bedroom Two

11' 5" x 10' 5" (3.48m x 3.17m)

The second bedroom features a UPVC double glazed bay window overlooking the rear aspect fitted with blinds, a double panel radiator, fitted wardrobe, Mint macaroon decor and fitted anthracite carpet.

Bedroom Three

7' x 8' 1" (2.13m x 2.46m)

The third bedroom features a UPVC double glazed bay window with fitted blinds overlooking the front aspect, a double panel radiator and a fitted anthracite carpet with light grey decor.

Bathroom

7' x 7' 7" (2.13m x 2.31m)

The bathroom features a UPVC double glazed window to the rear aspect with fitted blinds, a panel bath with a Galaxy shower above, a pedestal wash hand basin, a low level push flush WC, an airing cupboard housing the Worcester boiler, a double panel radiator, vinyl flooring and fully tiled walls.

Front Garden

The front offer off road parking, access to the garage, fencing and front door anthracite colour.

Rear Garden

The rear garden is fully fenced for privacy with a lawn area, a flagged patio area, dwarf walls, a wooden shed and an outdoor tap.

Garage

27' 8" x 7' 7" (8.43m x 2.31m)

The garage has an up and over door, concrete flooring and a wooden door to the rear.



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welcome to

Eddisbury Road, Whitby Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Living Room & Kitchen Diner
- Off Road Parking & Garage
- Sought After Location

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

£230,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU107827 - 0010

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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