



Whitby Road, Whitby Ellesmere Port CH65 6RT

welcome to

Whitby Road, Whitby Ellesmere Port

Jones & Chapman are pleased to welcome to the market this three bedroom semi-detached house, ideally located in the popular residential area of Whitby. Call us today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door you will find laminate flooring and a double panel radiator. Door leading to the lounge and first floor.

Living Room

13' 9" x 12' (4.19m x 3.66m)

The living room features a UPVC double glazed window to the front aspect fitted with blinds, a gas fire set within a marble hearth and brick feature fireplace, wooden flooring and the door to the hallway.

Dining Room

13' x 12' 7" (3.96m x 3.84m)

The dining room features a UPVC double glazed window to the rear aspect, a double panel radiator, wooden flooring and sliding doors to the living room.

Kitchen

13' 5" x 8' 8" (4.09m x 2.64m)

The kitchen features two UPVC double glazed windows and a door to the rear aspect, a range of grey wall, base and drawer units, plumbing for a washing machine and tumble dryer, one and a half stainless steel sinks and drainer, a single oven, four ring hob and extractor, additional space for other appliances, tiled flooring and an under stairs cupboard.

Landing

Access to the first floor via a carpeted staircase with a spindle banister, the landing has fitted cupboards.

Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

The master bedroom features a UPVC double glazed window to the rear aspect, fitted wardrobes, radiator and laminate flooring with white decor.

Bedroom Two

7' 2" x 10' 9" (2.18m x 3.28m)

The second bedroom features a UPVC double glazed window to the front aspect, double panel radiator

and laminate flooring with white decor.

Bedroom Three

8' 9" x 11' (2.67m x 3.35m)

The second bedroom features a UPVC double glazed window to the front aspect, fitted wardrobes, double panel radiator and laminate flooring with white decor.

Bathroom

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

The bathroom features a UPVC double glazed window to the rear aspect, a panel bath with a Mira shower above, a pedestal wash hand basin and a WC, a fitted airing cupboard with a Worcester boiler, tiled walls, vinyl flooring and a double panel radiator.

Front Garden

The front garden is on a raised elevation from the road with steps, a gravel area and dwarf wall.

Rear Garden

The rear garden is fully fenced for privacy with a flagged patio area, mature trees, a wooden shed. gated access to the rear and the parking.



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welcome to

Whitby Road, Whitby Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Off Road Parking To The Rear
- No Onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£150,000



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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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