





Beechcroft Drive, Whitby Ellesmere Port CH65 6PE

jones & chapman

welcome to

Beechcroft Drive, Whitby Ellesmere Port

Jones & Chapman are thrilled to welcome this three double bedroom extended semi-detached family home, positioned within a popular residential area of Whitby. Call us today to arrange your viewing!





Jones & Chapman are thrilled to welcome this three double bedroom extended semi-detached family home, positioned within a popular residential area of Whitby. Beechcroft Drive is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for well-regarded primary and secondary schools.

The property offers well-proportioned accommodation and provides an excellent opportunity for buyers to personalise a home to their own taste. The entrance hall leads to the lounge featuring laminate flooring and a single panel radiator. The dining room has laminate flooring and a single panel radiator. The kitchen is fitted with a range of grey wall, base and drawer units, oven, extractor, Baxi boiler and space for additional appliances. The convenient downstairs toilet completes the ground floor.

To the first floor, the landing gives access to three double bedrooms, the first two benefiting from fitted cupboards, and all having fitted carpets and single panel radiators. The bathroom comprises a panel bath and a pedestal wash hand basin and a separate WC.

Externally, the property enjoys a private garden, driveway providing off-road parking and access to the garage, all situated to the rear of the property.

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.

Entrance Hall

Lounge
14' 6" x 11' 4" (4.42m x 3.45m)

Kitchen
16' 2" x 10' 2" (4.93m x 3.10m)

Dining Room
11' 4" x 10' 1" (3.45m x 3.07m)

Downstairs W.C

Landing

Bedroom One
12' 2" x 11' 6" (3.71m x 3.51m)

Bedroom Two
11' 6" x 10' 2" (3.51m x 3.10m)

Bedroom Three
12' 10" x 9' 6" (3.91m x 2.90m)

Bathroom
9' 2" x 7' 8" (2.79m x 2.34m)

Separate Toilet

Front Garden

Rear Garden







view this property online jonesandchapman.co.uk/Property/LSU109026

welcome to

Beechcroft Drive, Whitby Ellesmere Port

- Extended Semi-Detached Family Home
- Three Double Bedrooms
- Lounge, Dining Room & Kitchen
- Downstairs WC
- Family Bathroom & Separate WC

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

offers in the region of

£275,000



Total floor area 112.8 m² (1,214 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

jones & chapman









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU109026

The Property Ombudsman

Property Ref:
LSU109026 - 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

0151 339 4878

LittleSutton@jonesandchapman.co.uk

349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG

jonesandchapman.co.uk

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.