



Lilac Grove, Whitby Ellesmere Port CH66 2PH

welcome to

Lilac Grove, Whitby Ellesmere Port

Jones & Chapman are excited to introduce this three-bedroom semi-detached family home, offered to the market with no onward chain, and positioned within a popular residential area of Whitby. Call us today to arrange your viewing!



Jones & Chapman are excited to introduce this three-bedroom semi-detached family home, offered to the market with no onward chain, and positioned within a popular residential area of Whitby. Lilac Grove is perfectly positioned for growing families as it is located close to well-regarded primary and secondary schools. Whitby itself offers a wide range of local amenities, including shops, restaurants, salons and independent cafes, and is close to fantastic transport links.

The entrance hall leads to the lounge featuring a gas fire with a marble hearth, fitted carpet and French doors leading to the rear garden. The dining room has a fitted carpet and single panel radiator. The snug has vinyl flooring and a double panel radiator. The kitchen is fitted with a range of wooden wall, base and drawer units, a hob, oven and extractor, space for appliances and a door to the side.

The landing gives access to three bedrooms, the first two benefiting from fitted wardrobes, single panel radiators and fitted carpet. The third bedroom has a feature stain glass window to the front, laminate flooring and a single panel radiator. The bathroom comprises a panel bath with an overhead shower, wash hand basin set within a vanity unit and WC.

Externally, the property benefits from a private rear garden, while to the front there is a driveway providing off road parking and access to the garage.

An early viewing is advised to avoid missing out on this lovely family home!

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

12' 2" x 11' 3" (3.71m x 3.43m)

Dining Room

13' x 11' 3" (3.96m x 3.43m)

Snug

9' x 5' 7" (2.74m x 1.70m)

Kitchen

10' 8" x 8' 2" (3.25m x 2.49m)

Landing

Bedroom One

12' x 11' 4" (3.66m x 3.45m)

Bedroom Two

13' 1" x 10' 6" (3.99m x 3.20m)

Bedroom Three

7' 10" x 7' 4" (2.39m x 2.24m)

Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

Front Garden

Rear Garden

Garage



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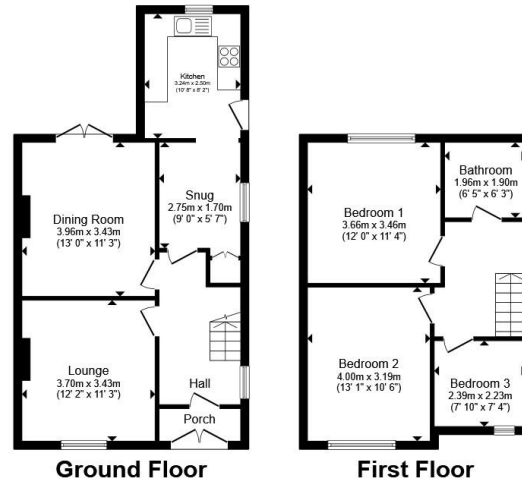


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Lilac Grove, Whitby Ellesmere Port

- Semi-Detached Family Home
- Three Bedrooms & Bathroom
- Three Reception Rooms & Kitchen
- Off Road Parking & Garage
- No Onward Chain

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



£240,000

Total floor area 95.5 m² (1,028 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

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Property Ref:
LSU108992 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Please note the marker reflects the postcode not the actual property