



Mallory Road, Whitby Ellesmere Port CH65 7DQ

welcome to

Mallory Road, Whitby Ellesmere Port

Jones & Chapman are delighted to welcome this two-bedroom, non-standard construction, mid-terraced house to the market, offered with no onward chain and located in a popular residential area of Ellesmere Port. Call us today to arrange your viewing!



Jones & Chapman are delighted to welcome this two-bedroom, non-standard construction, mid-terraced house to the market, offered with no onward chain and located in a popular residential area of Ellesmere Port. Mallory Road is conveniently positioned close to local shops, well-regarded primary and secondary schools, and excellent public transport links.

The entrance hall leads to the lounge which has wooden flooring and an electric fire with a wooden surround. The dining room/study has fitted carpet and a double panel radiator. The kitchen has a range of wooden wall, base and drawer units, and a stainless-steel sink and drainer.

To the first floor, the landing gives access to two bedrooms, both benefiting from fitted cupboards, radiators and fitted carpets. The family bathroom comprises a shower cubicle and a wash hand basin and WC set within a vanity unit.

Externally, the property benefits from a private rear garden with an outhouse that has plumbing, while to the front there is a driveway providing off-road parking.

The property presents an excellent opportunity for both first-time buyers and investors alike and an internal inspection is highly recommended to appreciate the potential 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

13' 6" x 11' 10" (4.11m x 3.61m)

Dining Room/Study

9' 1" x 7' 4" (2.77m x 2.24m)

Kitchen

9' 7" x 8' 9" (2.92m x 2.67m)

Landing

Bedroom One

19' 6" x 11' 3" (5.94m x 3.43m)

Bedroom Two

11' 4" x 10' (3.45m x 3.05m)

Bathroom

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

Front Garden

Rear Garden



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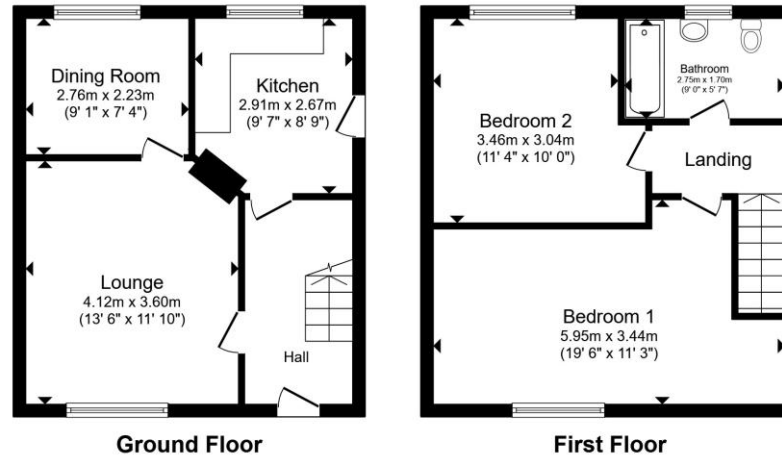


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Mallory Road, Whitby Ellesmere Port

- Semi-Detached House
- Two Bedrooms & Bathroom
- Two Reception Rooms & Kitchen
- Off Road Parking
- Owned Solar Panels

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



£170,000

Total floor area 74.9 m² (806 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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Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108943 - 0003

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



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