



Dunkirk Drive, Whitby Ellesmere Port CH65 6QH

welcome to

Dunkirk Drive, Whitby Ellesmere Port

Jones & Chapman are thrilled to introduce to the market this four-bedroom detached dormer bungalow, positioned within a quiet cul-de-sac in the popular residential area of Whitby. An early viewing is advised to avoid missing out, call us to arrange your viewing today!



Jones & Chapman are thrilled to introduce to the market this four-bedroom detached dormer bungalow, positioned within a quiet cul-de-sac in the popular residential area of Whitby. Dunkirk Drive is conveniently located close to local amenities in Whitby Village including shops, restaurants, social clubs and public houses, as well as fantastic travel links. The property lies within the catchment area for well-regarded primary and secondary schools making it an ideal choice for families.

This family home provides an excellent opportunity for buyers looking for a property they can move straight into. The entrance porch leads to the lounge which has laminate flooring and doors leading to the kitchen and bedrooms. There is an inner hall with doors leading to the bedrooms and family bathroom. The kitchen diner is fitted with a range of wall, base and drawer units, an integrated dishwasher, four ring induction hob, oven and grill, door leading to utility room and shower room, a door leading to the rear garden. The kitchen is open plan to the dining area/ second sitting room.

There are four bedrooms, two to the ground floor and two to the first floor all benefiting from fitted carpet, radiators, and two with fitted wardrobes.

The family bathroom consists of a panel bath with a shower above, pedestal wash hand basin and WC.

Externally, the property benefits from a private corner plot garden to the rear with a pebble four car driveway to the front and access to the garage.

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 Porch

Lounge

16' 4" x 13' 1" (4.98m x 3.99m)

Kitchen Diner

17' 4" x 11' 2" (5.28m x 3.40m)

Diner/Reception Room Three

11' 2" x 9' 7" (3.40m x 2.92m)

Utility Room

7' 7" x 5' 4" (2.31m x 1.63m)

Shower Room

7' 7" x 3' 8" (2.31m x 1.12m)

Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m)

Bedroom Two

15' x 6' 11" (4.57m x 2.11m)

Landing

Bedroom Three

12' 7" x 11' 2" (3.84m x 3.40m)

Bedroom Four

9' 4" x 9' 4" (2.84m x 2.84m)

Bathroom

11' x 4' 9" (3.35m x 1.45m)

Front Garden

Rear Garden

Garage

8' x 7' 7" (2.44m x 2.31m)



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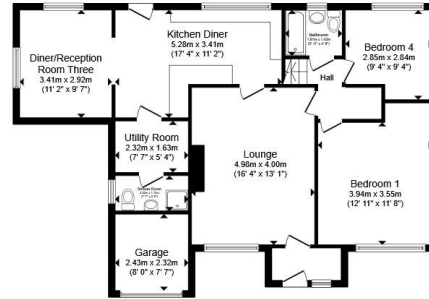


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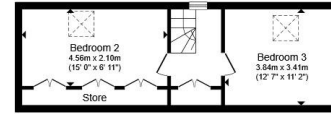
Dunkirk Drive, Whitby Ellesmere Port

- Well Presented Detached Dormer Bungalow
- Four Bedrooms
- Lounge, Kitchen Diner & Utility Room
- Shower Room & Family Bathroom
- Off Road Parking For Four Cars

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



Ground Floor



First Floor

£340,000

Total floor area 121.5 m² (1,308 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:
LSU106175 - 0007

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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