SSTC

CAVELL DRIVE, WHITBY, ELLESMERE PORT, CH65 7DA

£170,000

3 1 1

A well-proportioned three-bed home offering spacious living, fitted kitchen, built-in wardrobes, large drive, rear garden, and detached garage.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

- No Onward Chain
- Driveway & Garage
- Generously-Sized Bedrooms with Built-in Wardrobes
- Council Tax Band B
- Sought-After Area
- Gas Central Heating & Double Glazing Throughout
- Viewings By Appointment Only
- Virtual Tour Available

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ABC Property Shop is delighted to present this well-proportioned three-bedroom home, ideally located in the sought-after area of Whitby, Ellesmere Port.

Previously a long-term rental, this much-loved home is now ready to welcome its next chapter and its next owner. Set on a generous plot, the property boasts a spacious front driveway plus an additional shared drive to the side, providing ample parking options.

Step into a welcoming entrance porch and hallway that flows seamlessly into the bright and airy living room. Featuring an electric fireplace and French doors that open directly onto the rear garden, this is the perfect space to relax or entertain.

To the rear of the lounge lies a well-equipped kitchen with a range of base units, ample worktop space, an integrated electric oven, hob, and extractor fan. There's also room for a dining table and a convenient pantry for added storage.

Upstairs, the home offers two spacious double bedrooms, both with built-in wardrobes, and a generously sized single bedroom with integrated storage. The family bathroom includes a WC, basin with mixer tap, and a full-size bath with shower over. A handy storage cupboard on the landing houses the gas combi boiler.

Outside, the low-maintenance rear garden features a patio area ideal for summer gatherings and a detached garage for additional storage or workshop space.

This is a fantastic opportunity to own a well-located, family-friendly home with plenty of potential - early viewing is highly recommended!

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: B (Cheshire West & Chester)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entry Porch
w: 1.18m x l: 2.08m (w: 3' 10" x l: 6' 10")
Composite Door, UPVC Windows, UPVC Door to Hall.

Hall
w: 1.04m x l: 1.54m (w: 3' 5" x l: 5' 1")
Stairs to First Floor, Door to Living Room, Electric Cupboard.

Living Room
w: 3.59m x l: 6.31m (w: 11' 9" x l: 20' 8")
Feature Electric Fireplace, UPVC Window to Front, UPVC French Doors to Rear, Radiator, Door to Kitchen.

Kitchen/Diner
w: 3.01m x l: 6.37m (w: 9' 11" x l: 20' 11")
Range of Base Units, Worktops, Integrated Electric Oven, Hob & Extractor, Pantry Cupboard, Sink with Mixer Tap, Radiator, UPVC Door to Rear Porch.

Rear Porch
w: 1.3m x l: 1.32m (w: 4' 3" x l: 4' 4")
Half Brick Construction, Wooden Door to Garden Patio.

Landing
w: 0.81m x l: 2.94m (w: 2' 8" x l: 9' 8")
All rooms leading off, storage cupboard housing gas combi boiler, loft access hatch.

Master Bedroom
w: 3.66m x l: 3.83m (w: 12' x l: 12' 7")
Front Facing, Built In Wardrobes, UPVC Window, Radiator.

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Bedroom 2
w: 2.61m x l: 4.75m (w: 8' 7" x l: 15' 7")
Rear Facing, Built In Wardrobes, UPVC Window, Radiator.

Bedroom 3
w: 2.78m x l: 3.66m (w: 9' 1" x l: 12')
Front Facing, Storage Cupboard, UPVC Window, Radiator.

Bathroom
w: 1.67m x l: 2.56m (w: 5' 6" x l: 8' 5")
Bath with Over Bath Shower, Basin with Mixer Tap, WC, UPVC Window, Radiator.

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Floor 0

Floor 1

Approximate total area(1)

927 ft²

86.1 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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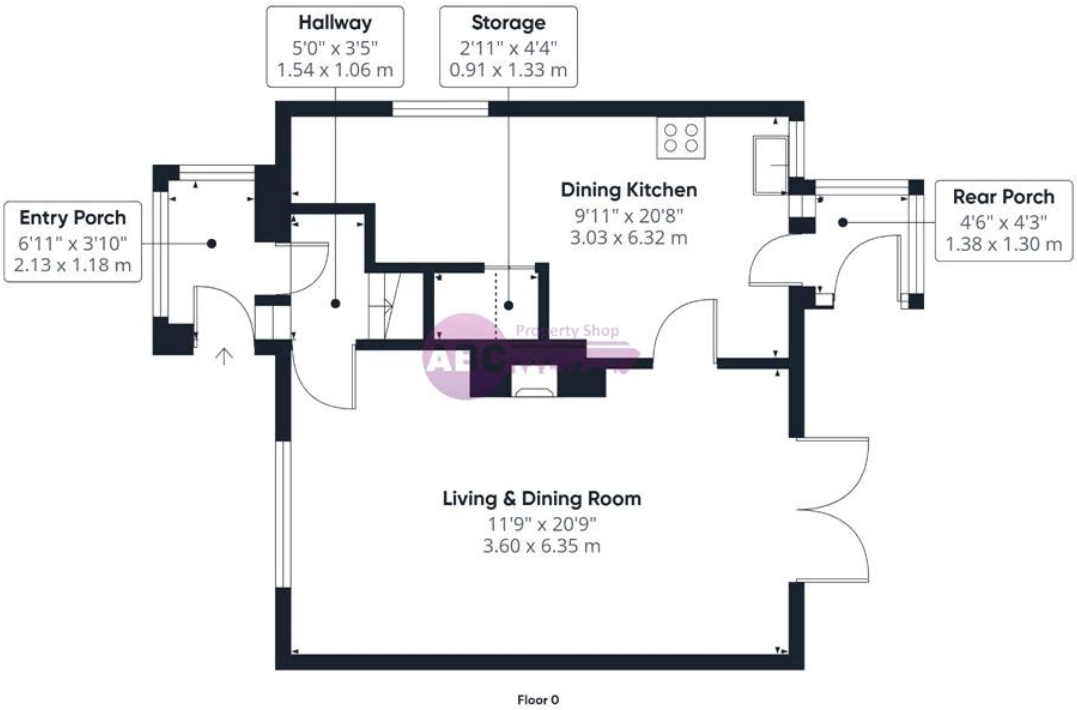

Approximate total area(1)
492 ft²
45.7 m²

Reduced headroom
7 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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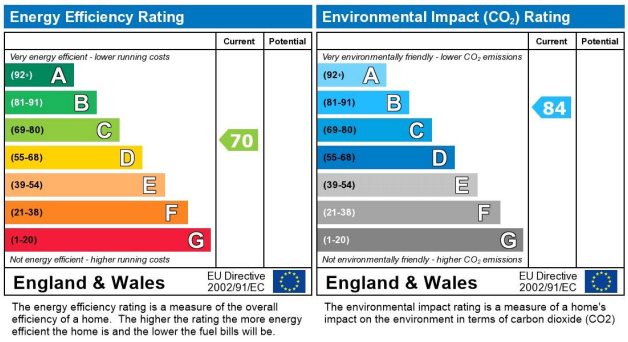

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