



**Birkett Avenue, Ellesmere Port CH65 9BY**

**welcome to**

**Birkett Avenue, Ellesmere Port**

Jones & Chapman are excited to welcome to the market this three-bedroom semi-detached family home situated in a popular residential area of Whitby. Call our office today to arrange your viewing!



Jones & Chapman are excited to welcome to the market this three-bedroom semi-detached family home situated in a popular residential area of Whitby. Birkett Avenue is ideally located just a short drive away from the Cheshire Oaks designer outlet which offers a wide range of shops, restaurants and other amenities. The property also lies within the catchment area for some fantastic primary and secondary schools making this home the perfect choice for growing families.

The front door opens to the lounge which features a gas fire, fitted carpet, electric meter cupboard, and an understairs storage cupboard housing the gas meter. The kitchen is fitted with a range of beech wall, base and drawer units, a double oven, four ring gas hob, an opening to the dining area and a UPVC sliding patio door leading to the rear garden.

To the first floor, the landing gives access to three bedrooms, all benefiting from fitted carpets and radiators, the second bedroom has a cupboard housing the Vaillant boiler. The fully tiled family bathroom comprises a shower cubicle, wash hand basin set within a vanity unit, WC, and a ladder style radiator.

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 wider than average detached garage.

An internal inspection is highly recommended to appreciate the potential, location and opportunity this home offers.

### **Lounge**

17' 7" x 15' 3" ( 5.36m x 4.65m )

### **Kitchen Diner**

17' 7" x 9' 1" ( 5.36m x 2.77m )

### **Landing**

### **Bedroom One**

13' 1" x 9' 8" ( 3.99m x 2.95m )

### **Bedroom Two**

11' 3" x 9' 8" ( 3.43m x 2.95m )

### **Bedroom Three**

9' 1" x 8' 1" ( 2.77m x 2.46m )

### **Bathroom**

8' 1" x 5' 9" ( 2.46m x 1.75m )

### **Front Garden**

### **Rear Garden**

### **Detached Garage**



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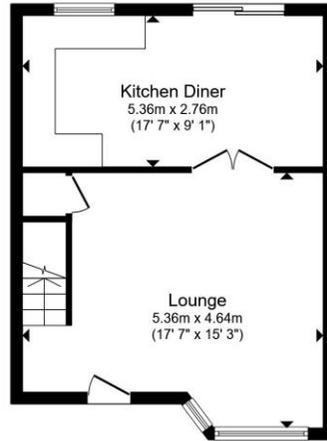
welcome to

## Birkett Avenue, Ellesmere Port

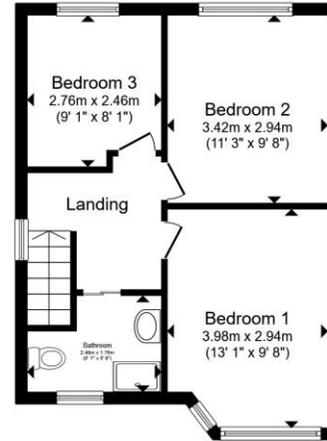
- Semi-Detached Family Home
- Three Bedrooms & Family Bathroom
- Lounge & Kitchen Diner
- Off Road Parking
- Wider Than Average Detached Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B



Ground Floor



First Floor

**£230,000**

Total floor area 78.2 m<sup>2</sup> (842 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:  
LSU108688 - 0004

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jones & chapman



**0151 339 4878**



[LittleSutton@jonesandchapman.co.uk](mailto:LittleSutton@jonesandchapman.co.uk)



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



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)