



Mallory Road, Whitby Ellesmere Port CH65 7DQ

welcome to

Mallory Road, Whitby Ellesmere Port

Jones & Chapman are pleased to present this four-bedroom mid-terraced family home, non standard construction offered to the market with no onward chain, and positioned within a sought-after residential area of Whitby. Call us today to arrange your viewing!



Jones & Chapman are pleased to present this four-bedroom mid-terraced family home, non standard construction offered to the market with no onward chain, and positioned within a sought-after residential area of Whitby. Mallory Road is conveniently located close to local shops, transport links and everyday amenities, and lies within the catchment area for local primary and secondary schools.

The entrance hall leads to the living room featuring a fire with surround, a double panel radiator and fitted carpet. The dining room has a double panel radiator, white decor and vinyl flooring. The kitchen is fitted with a range of wall, base and drawer units with complementary grey work surfaces, a stainless-steel sink and drainer, pantry and vinyl flooring.

To the first floor, the landing gives access to four bedrooms, the first two benefiting from built-in cupboards, fitted carpets and single panel radiators, the third has vinyl flooring and a double panel radiator and the fourth features a built-in bed with storage underneath, a double panel radiator and fitted carpet. The wet room comprises a Mira shower, a wall mounted wash hand basin and WC.

Externally, the property benefits from private gardens to the front and rear.

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

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Living Room

15' 1" x 11' 9" (4.60m x 3.58m)

Dining Room

10' 8" x 8' 11" (3.25m x 2.72m)

Kitchen

10' 8" x 8' 9" (3.25m x 2.67m)

Landing

Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m)

Bedroom Two

13' 9" x 8' 11" (4.19m x 2.72m)

Bedroom Three

9' 11" x 6' 11" (3.02m x 2.11m)

Bedroom Four

9' 6" x 7' 9" (2.90m x 2.36m)

Wet Room

Front Garden

Rear Garden



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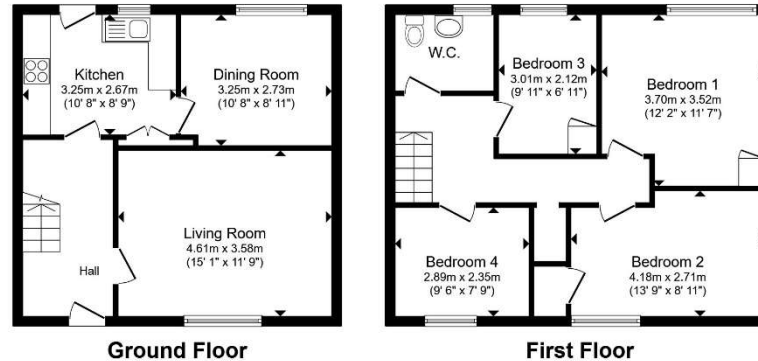
welcome to

Mallory Road, Whitby Ellesmere Port

- Mid-Terraced House
- Four Bedrooms & Wet Room
- Lounge, Dining Room & Kitchen
- Private Gardens To Front & Rear
- Sought After Residential Area

Tenure: Freehold EPC Rating: C

Council Tax Band: A



£190,000

Total floor area 95.2 m² (1,025 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:
LSU108806 - 0011

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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