



Thirlmere Road, Whitby, Ellesmere Port, Cheshire. CH65

£195,000



26 Whitby Road, Ellesmere Port, Merseyside.
Liverpool. CH65 8AE
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whiteheather
ESTATE AGENTS



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Normal
£195,000

Fantastic Opportunity: Three Bedroom Property in need of light renovation
Looking for a property with renovation potential? Look no further than this spacious three-bedroom home! Located in the highly sought-after Whitby neighborhood, this property offers an exciting opportunity for those looking to put their stamp on a home and create a space that is uniquely their own.



Entrance Hall

opening from the front access door and leading to rear kitchen dining area, lounge with traditional turned staircase leading to the first floor landing.

Lounge (14' 0" x 11' 06") or (4.27m x 3.51m)

Good sized front aspect lounge opening from the entrance hallway, with gas fire and surround

Kitchen/Diner (17' 01" x 9' 02") or (5.21m x 2.79m)

Kitchen area with side aspect entrance door , rear aspect window above sink and in Dining area, currently fitted with single sink drainer, gas multipoint heater for hot water only.
Single wall mounted unit and base unit to sink area.

Landing

Bedroom 1 (11' 08" x 9' 04") or (3.56m x 2.84m)

Double bedroom with front aspect.

Bedroom 2 (11' 08" x 9' 03") or (3.56m x 2.82m)

Double bedroom with rear aspect

Bedroom 3 (8' 10" x 7' 03") or (2.69m x 2.21m)

Rear aspect single bedroom

Bathroom

An L shaped bathroom housing panel bath with overbath mains fed shower , pedestal handwash and close coupled wc in matching white

Rear Garden

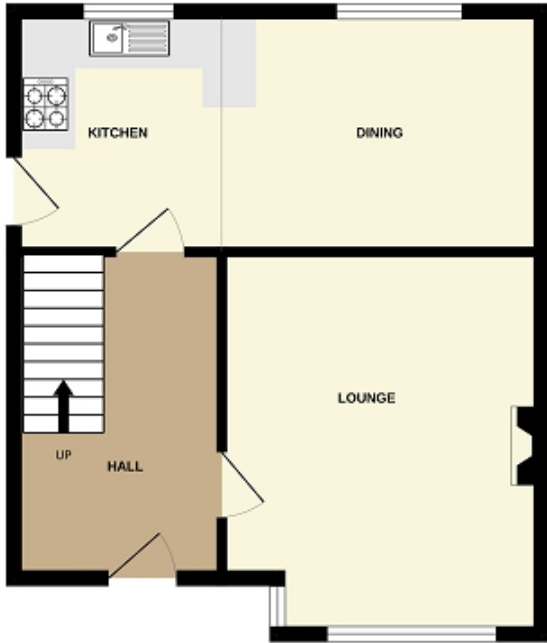
Good sized rear garden opening from side gate, mainly laid to lawn with southerly aspect.

Single Garage

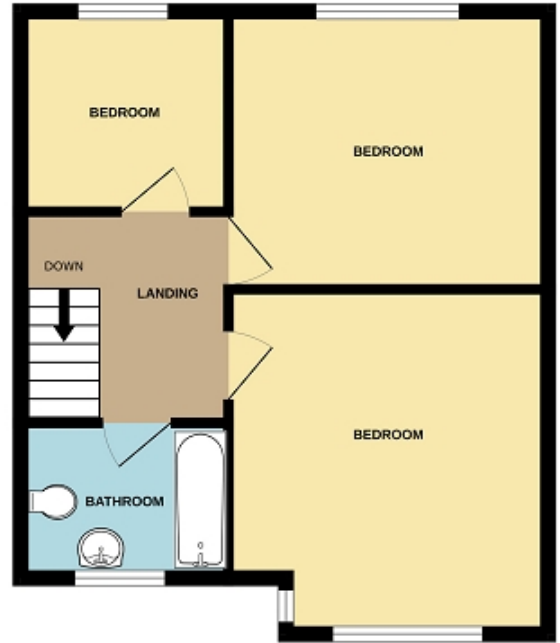
A single garage opens directly from driveway which provides off road parking for 2 additional standard sized vehicles.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

White Heather Estates
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1.5 million - 10% of Purchase Price. From £1.5 million onwards 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.
Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.