



## BIRCH GROVE, WHITBY, ELLESMERE PORT

£215,000

- CHAIN FREE
- ATTRACTIVE KERB APPEAL
- OPEN PLAN KITCHEN DINER
- LARGE, PRIVATE SOUTH FACING GARDEN
- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION

# DWELL

# BIRCH GROVE, WHITBY, ELLESMERE PORT

3 1 2  
BED BATH RECEPTION

Chain free and ready to move into, this well presented three bedroom semi detached home is situated on Birch Grove in Whitby, Ellesmere Port, a quiet and sought after residential area. The property enjoys a convenient location with schools, transport links and local amenities all within easy reach.

Occupying a generous plot, the home benefits from a newly installed driveway providing ample off road parking, along with a new front door and replacement windows that enhance its kerb appeal. The front garden is neatly arranged with a well maintained lawn and established border plants.

Internally, you are welcomed by a large, light filled hallway which creates an immediate sense of space. To the front of the property is a generous lounge featuring a fireplace, offering a comfortable and inviting living area. Double sliding doors lead through to a spacious open plan kitchen diner, ideal for modern living. The kitchen is fitted with a gas hob and electric fan oven, with a useful additional worktop area providing both extra preparation space and a natural separation between the kitchen and dining areas. The ground floor has been freshly painted, ready for its new occupants.

From the kitchen, access is provided to a superb south facing garden. This impressive outdoor space stretches across the rear and wraps around the side of the property, laid mainly to lawn and complemented by established shrubs and trees. The garden enjoys a high degree of privacy, backing onto Elm Grove Park and not being overlooked by neighbouring properties. Additional features include a pond, a shed and a large, useful garage.

Upstairs, there are three well proportioned bedrooms. Two are particularly generous doubles, both benefiting from integral wardrobe storage, while the third bedroom is larger than average and houses the Worcester combi boiler. Large windows throughout the home allow natural light to flood each room. The bathroom is fitted with a shower over bath, wash basin and WC, completing the internal accommodation.

Further benefits include a new front door and driveway, gas central heating via a Worcester combi boiler, new carpets and recent redecoration throughout.

A fantastic opportunity to acquire a spacious,

bright and well maintained family home in a desirable location, offered to the market with no onward chain.





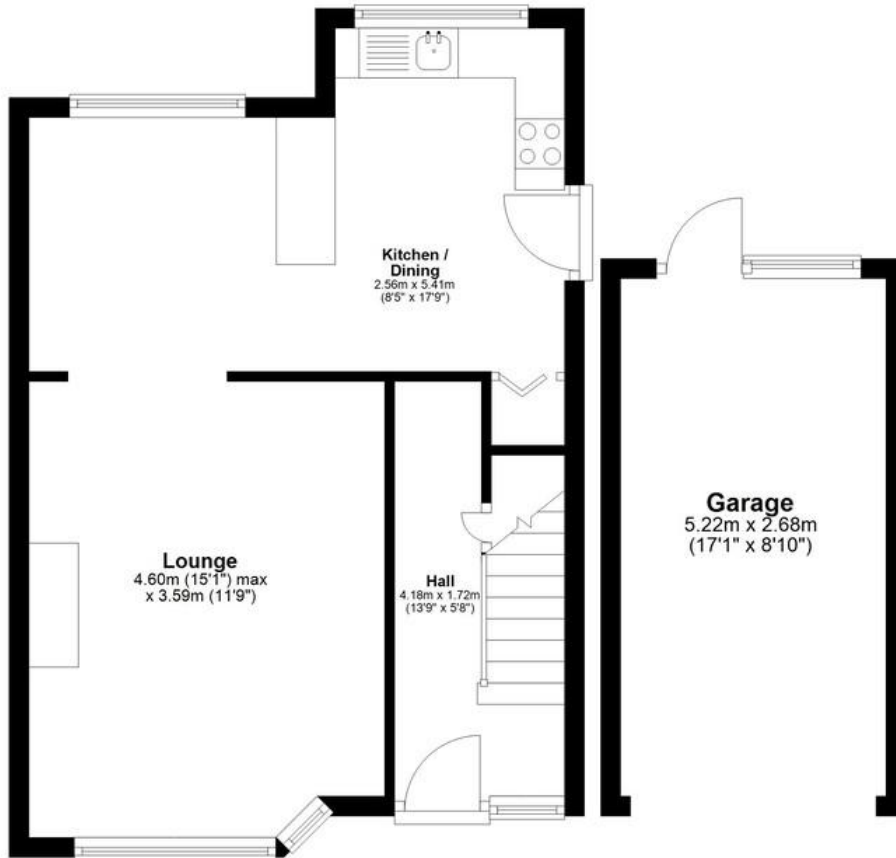
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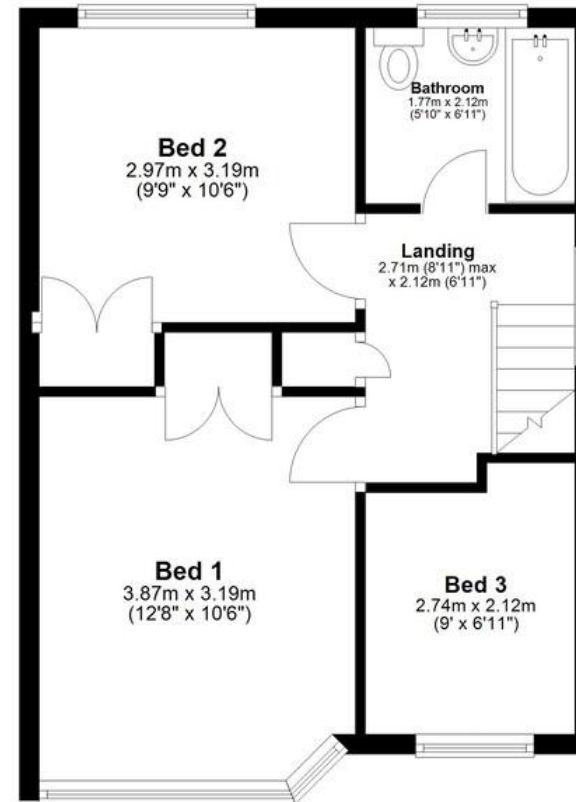


# DWELL

## Ground Floor



## First Floor



**TOTAL FLOOR AREA** 1,012 sq ft / 94 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

## COUNCIL TAX

Band C

## LOCAL AUTHORITY

Cheshire West and Chester  
Council

## TENURE

Freehold

## SERVICE CHARGE (PA)

## GROUND RENT (PA)

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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