



## WOODSOME DRIVE, WHITBY, ELLESMERE PORT, CH65 6QG

OIRO £250,000



Spacious three-bedroom semi on a prime corner plot, boasting orangery, gardens, double driveways and detached garage for exceptional family living.



- Corner Plot with Two Driveways
- Large Orangery
- Modern Fitted Kitchen
- Four-Piece Bathroom

- Garage to Rear
- Council Tax Band C
- Virtual Tour Available
- Viewings By Appointment Only









Positioned on a generous corner plot, this attractive three-bedroom semi-detached home offers spacious, well-balanced accommodation both inside and out, complemented by the rare advantage of two driveways and a detached garage.

Step inside to a welcoming reception hall that leads to a bright and spacious front living room, complete with a charming feature fireplace - the perfect setting for relaxing evenings. A separate dining room with French doors opens beautifully into an impressive orangery, creating a versatile additional living space ideal for entertaining, family gatherings, or simply enjoying views of the garden. The fitted kitchen provides a range of wall and base units along with convenient side access to the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, including a generous principal bedroom, and a stylish four-piece family bathroom.

Externally, the home benefits from gardens to the front and side, a block-paved driveway, plus a second driveway leading to the detached garage offering ample off-road parking.

Offering space, practicality, and superb outdoor potential, this is a fantastic opportunity for families and buyers alike.

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: C (Cheshire West & Chester)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

#### **Entrance Hallway**

w: 1.73m x l: 2.56m (w: 5' 8" x l: 8' 5")

UPVC Door, Wood Effect Flooring, Radiator, Internal Door to Living Room, Stairs to First Floor.

#### **Living Room**

w: 5.06m x l: 3.55m (w: 16' 7" x l: 11' 8")

Feature Fireplace, Carpeted, Radiator, Understairs Storage, Through to Diner, Door to Kitchen.

#### **Dining**

w: 3.01m x l: 3.43m (w: 9' 11" x l: 11' 3")

Carpeted, Radiator, UPVC Doors to Orangery.

#### **Conservatory**

w: 5.67m x l: 4.05m (w: 18' 7" x l: 13' 3")

Orangery: Brick Construction, UPVC Windows, Laminate & Vinyl Flooring, Radiator.

#### **Kitchen**

w: 2.51m x l: 4.95m (w: 8' 3" x l: 16' 3")

UPVC to Garden, Wall & Base Units, Worktops, Basin with Mixer Tap, Integrated Oven and Hob, Plumbing for Washing Machine & Dishwasher, Vinyl Flooring.

#### **Master Bedroom**

w: 2.9m x l: 3.78m (w: 9' 6" x l: 12' 5")

Front Facing, Mirrored Fitted Wardrobes, Carpeted, Radiator.

#### **Bedroom 2**

w: 2.73m x l: 3.2m (w: 8' 11" x l: 10' 6")

Rear Facing, Carpeted, Radiator.

#### **Bedroom 3**

w: 2.39m x l: 2.42m (w: 7' 10" x l: 7' 11")

Front Facing, Carpeted, Radiator.

#### **Bathroom**

w: 2.77m x l: 1.7m (w: 9' 1" x l: 5' 7")

Double Shower Unit with Rainfall Shower & Mixer, WC and Basin within Vanity Unit, Bathtub with Mixer, Aqua Boarded, Vinyl Flooring, Heated Towel Rail.

**Landing**

w: 1.96m x l: 2.33m (w: 6' 5" x l: 7' 8")

Carpeted, Wooden Bannister.

**Garage**

w: 2.59m x l: 4.88m (w: 8' 6" x l: 16' )

Up & Over Door, Window to Side, Rear Access, Driveway.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1117 ft<sup>2</sup>  
 103.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 0

Approximate total area<sup>(1)</sup>  
712 ft<sup>2</sup>  
66.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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<sup>(1)</sup>  
405 ft<sup>2</sup>  
37.5 m<sup>2</sup>

**Bathroom**  
9'0" x 5'6"  
2.77 x 1.70 m

**Landing**  
6'5" x 7'7"  
1.96 x 2.33 m

(1) Excluding balconies and terraces

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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Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>61</b>	<b>79</b>

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.

