SSTC

FAIRVIEW ROAD, WHITBY, ELLESMERE PORT, CH65 6SZ

OFFERS OVER £210,000

3 1 1

ABC Property Shop present this three-bed semi with modern kitchen, large lounge diner, private garden, two driveways and annex.

ABC Property Shop
36 Station Road
Ellesmere Port
CH65 4BQ

0151 305 0940
sales@abcpropertyshop.co.uk

- Corner Plot
- Two Driveways
- Annex with Shower Room
- Generously Sized Garden
- Open Plan Living Diner

- Modern Breakfast Kitchen
- Freehold Property
- Great Location
- Virtual Tour Available
- Viewings Recommend to Appreciate - Call to Book Now!

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Set on the sought-after Fairview Road in a peaceful and well-connected neighbourhood, this beautifully presented three-bedroom semi-detached home is a standout opportunity for first-time buyers, growing families, or anyone seeking more space and style.

From the moment you step inside, the light-filled entrance hallway sets the tone for the spacious and thoughtfully designed interior. The large lounge diner offers a welcoming space to unwind, while the contemporary kitchen creates an impressive setting for preparing food and everyday living.

Upstairs, the home continues to impress with three generously sized bedrooms and a sleek, modern family bathroom. Every detail has been carefully considered to create a home that is as practical as it is stylish.

Outside, the property offers off-road parking via a front driveway and a second driveway to the rear. The private rear garden provides a tranquil retreat, perfect for summer dining, children's play, or simply enjoying the sunshine. A major highlight is the converted garage at the back of the home, currently used as a fourth bedroom with its own en suite - ideal for guests, older children, or home-working needs.

Conveniently located within easy reach of excellent local amenities, highly regarded schools, and superb transport links including the M53 and Ellesmere Port train station, this home is perfectly placed for both daily life and commuting.

This is a property that truly delivers on space, location, and lifestyle. An early viewing is strongly advised to appreciate everything it has to offer.

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

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: B (Cheshire West & Chester)
Tenure: Freehold
Parking options: Driveway
Garden details: Enclosed Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Hall
w: 1.85m x l: 3.59m (w: 6' 1" x l: 11' 9")
UPVC Door, Vinyl Flooring, Storage, Under Stairs Area, Radiator.

Lounge/Diner
w: 3.08m x l: 7.5m (w: 10' 1" x l: 24' 7")
Feature Fireplace, Radiator, Vinyl Flooring, Patio Doors to Garden.

Breakfast room
w: 2.29m x l: 2.38m (w: 7' 6" x l: 7' 10")
Wall & Base Units, Worktops, Radiator, Laminate Flooring.

Kitchen
w: 2.18m x l: 3.11m (w: 7' 2" x l: 10' 2")
Wall & Base Units, Worktops, Sink with Mixer Tap, Electric Oven, Gas Hob, Extractor, Laminate Flooring, Door to Garden.

Master Bedroom
w: 2.9m x l: 4.23m (w: 9' 6" x l: 13' 11")
Front Facing, Bay Window, Carpeted, Radiator.

Bedroom 2
w: 3.11m x l: 3.17m (w: 10' 2" x l: 10' 5")
Rear Facing, Radiator, Carpeted.

Bedroom 3
w: 2.04m x l: 2.56m (w: 6' 8" x l: 8' 5")

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Front Facing, Radiator, Carpeted.

Bathroom
w: 1.77m x l: 2.21m (w: 5' 10" x l: 7' 3")
WC, Basin with Mixer Tap in Vanity, Bath with Over Bath Shower, Heated Towel Rail, Tiled.

Garage
Converted to Annex.

Living Space: 2.63m x 3.88m
Shower Room: 1.24 x 2.08m

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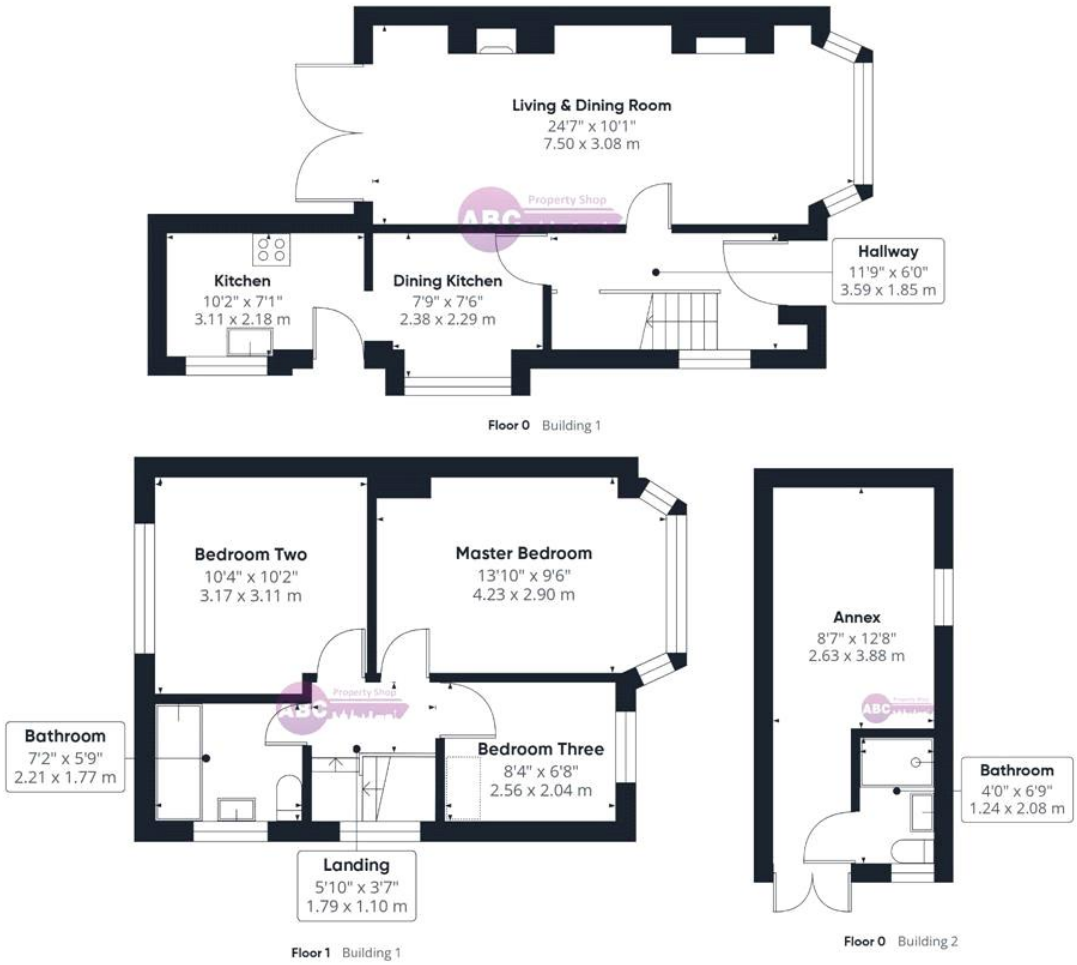

Approximate total area(1)
970 ft²
90.1 m²

(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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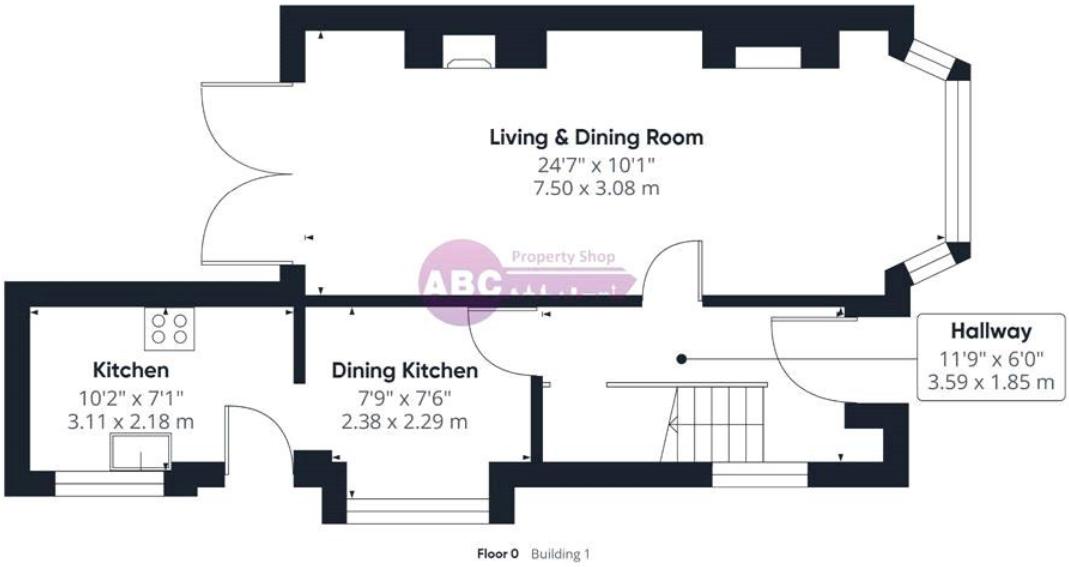

Approximate total area(1)

444 ft²

41.3 m²

(1) Excluding balconies and terraces

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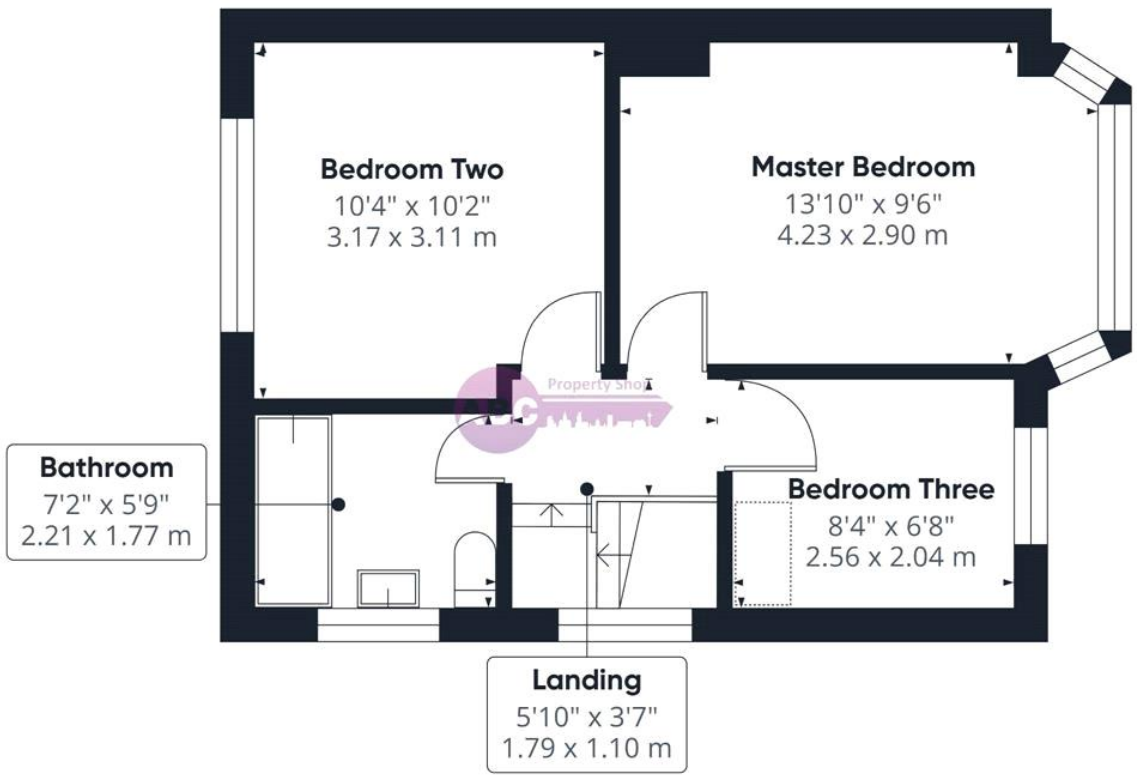

Floor 1 Building 1

Approximate total area(1)
359 ft²
33.3 m²

(1) Excluding balconies and terraces

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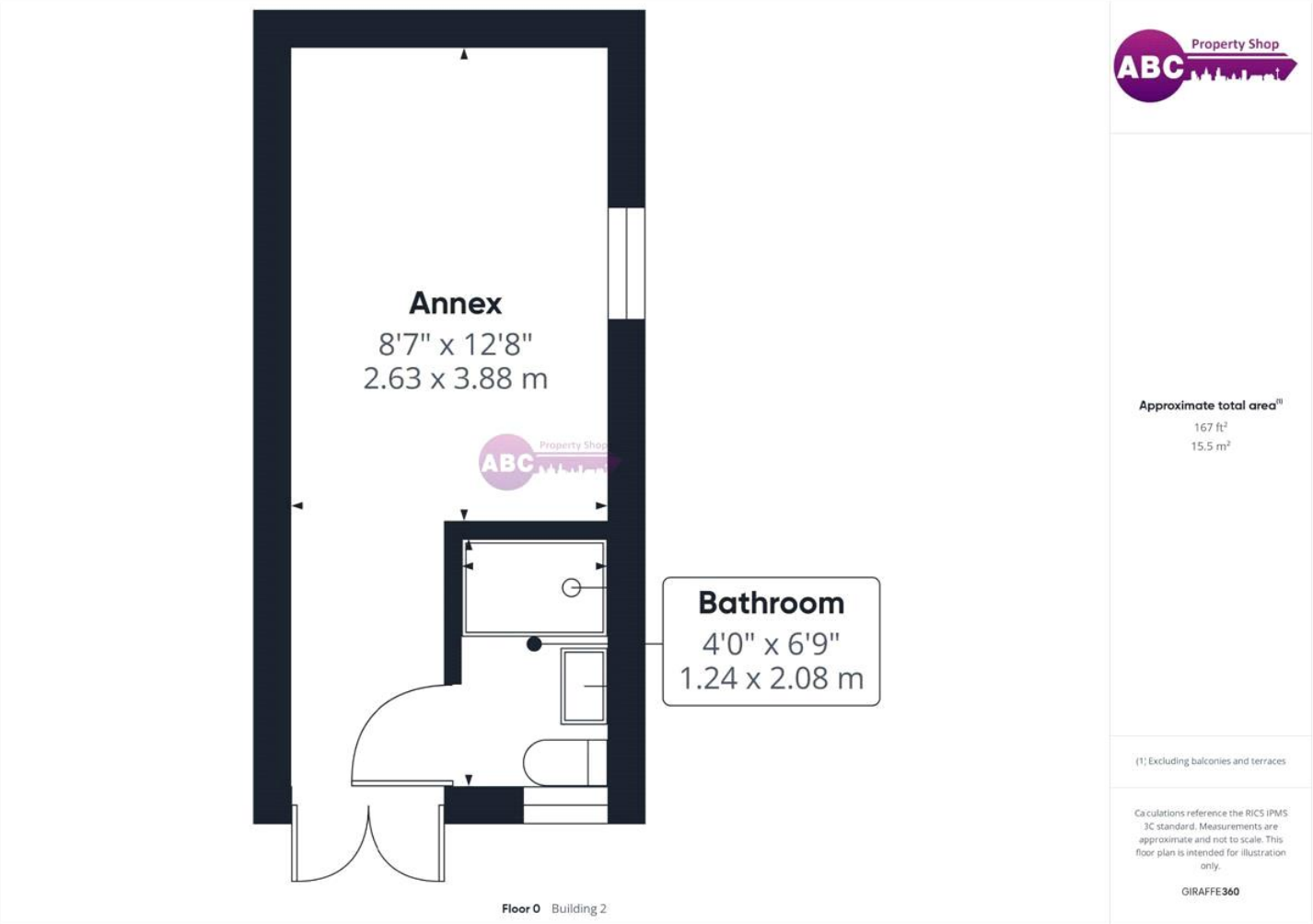

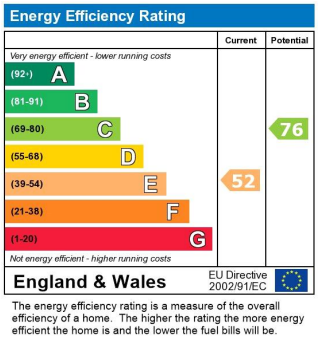

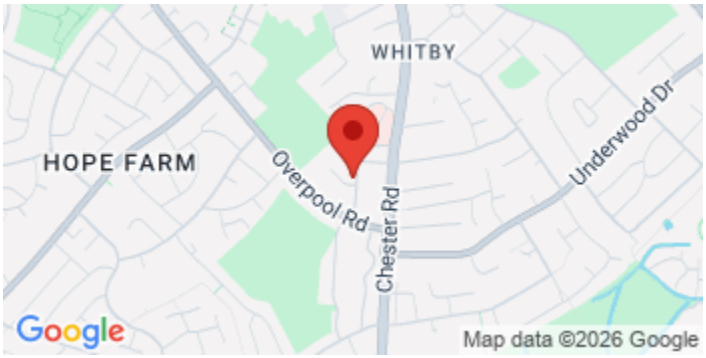

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