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48 Capenhurst Lane, Whitby, Ellesmere Port, CH65 7AH

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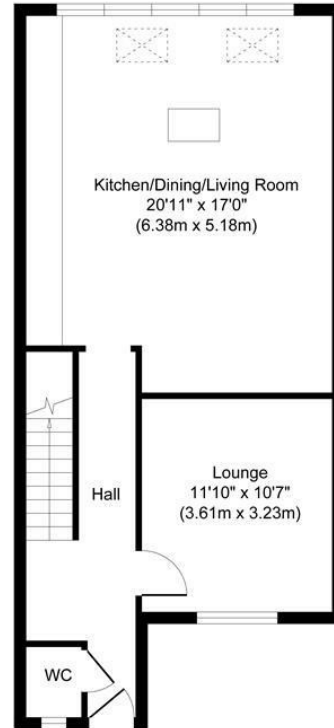
Offers Over £250,000

STOP PRESS!! This is not your average three bedroom semi-detached home. Please take a look at the photographs to get a true idea of how special this home really is. The property has been competitively priced and would encourage those buyers who are in a position to proceed to call straight away.

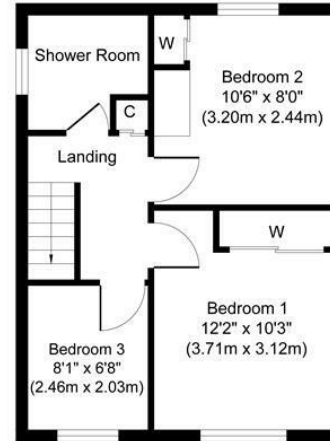
A modernised and extended family home that really does need to be viewed to fully appreciate the thought and work that has gone into it. The property has had a ground floor extension that has created an imposing family/entertaining area. Bi-fold doors bring the garden indoors. The modern and contemporary kitchen with its black fittings, create a real impression, modern doors and window blinds, replacement bathroom to spacious shower room only touch the surface.

The area is well catered for by local schools, shops and supermarkets. Commuting links are readily available and in turn allow access to Liverpool, Chester, North Wales and beyond.

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Ground Floor
Approximate Floor Area
598 sq. ft
(55.55 sq. m)



First Floor
Approximate Floor Area
391 sq. ft
(36.32 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Entrance Porch

Modern front door leads to entrance porch with laminate flooring and further door leading to:-

Downstairs WC

Newly fitted in a modern theme, low level WC, vanity style sink unit with cupboard below, laminate flooring, double glazed window with fitted blinds to front elevation, central heating radiator.

Hall

Opening from entrance porch leads through to the hall with laminate flooring, stairs to first floor, central heating radiator.

Lounge

11'10" x 10'7"

Double glazed window with fitted blinds to front elevation, central heating radiator.

Open Plan Living Area

20'11" x 17'0"

This purpose built creation has made a clever living environment. Although open plan, the layout has created three very definite areas all of which maintain their individuality.

Kitchen - Running full length of this room, the high-gloss wall and base units are enhanced by the marble effect worktops and black fittings, inset black sink with mixer tap, four burner gas hob with contemporary extractor above, fitted oven and microwave, integrated dishwasher and fridge freezer, vertical black radiator.

Dining Area - With bi-folding doors with integrated plantation blinds, two velux windows flood this area with an air of light and spaciousness.

Sitting Area - A great family area to enjoy some TV, central heating radiator, recessed spotlights.

Landing

Staircase leads from hall to first floor landing. Loft access, double glazed window with fitted blinds to side elevation.

Bedroom One

12'2" x 10'3"

Fitted wardrobes, double glazed window with blinds, central heating radiator.

Bedroom Two

10'6" x 8'0" (excluding depth of wardrobes)

Fitted wardrobes, double glazed window with blinds, central heating radiator.

Bedroom Three

8'1" x 6'8"

Double glazed window with blinds, central heating radiator.

Shower Room

6'7" x 6'2"


Tastefully converted to a spacious shower room with large shower cubicle, integrated toilet and wash hand basin with surrounding storage and worktops, tiled walls and flooring, ladder style towel rail, double glazed window and blinds to side elevation.

Outside

This home sits on a plot larger than initially anticipated and has been subject to considerable landscaping to include a large tarmac style driveway edged in brick which can accommodate a number of cars, twin timber gates continue the theme to the side of the property, this could be utilised as secure parking for a leisure vehicle.

To the rear there is raised decking with two designated areas, one of which is covered suitable for housing hot tubs. The decking continues around the garden and houses a Summer House (15'6" x 7'8") with power and light. There is a recessed artificial lawn area and an additional garden stone.

This area is ready for those sunny days, BBQ and friends.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





