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29 Capenhurst Lane, Whitby, Ellesmere Port, CH65 7AQ



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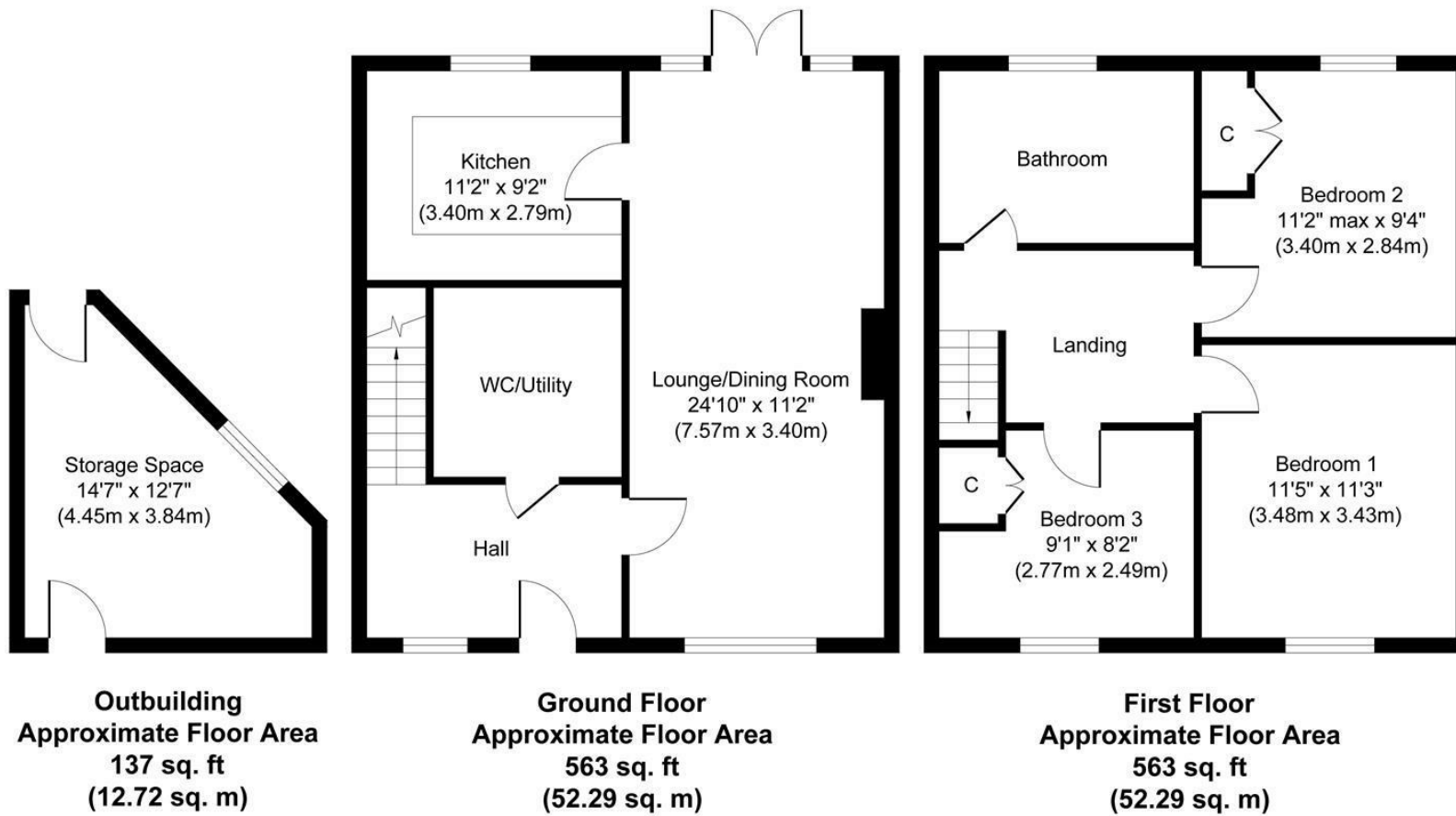
Asking Price £250,000

Well if you are looking for what has to be one of the best presented houses in this price range, then look no further.

The current vendor has done everything felt needed to what would seem exacting standards. It is hard to put into words how good this property looks and would suggest looking at the accompanying photos to get a real feel for this property. The headlines are; New heating, kitchen, downstairs utility/WC, bathroom, windows, plastering, electrics, full re-decoration, new doors and furniture, new fencing and lawned areas. The driveway to the front has been finished in Ice and Black chunky chippings that offset the new white rendering and black fascia boards.

We would suggest just ringing and making an appointment to view. The area of Whitby is favoured and offers a range of local shops and Morrisons Supermarket which can meet most day-to-day requirements.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465  
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**Outbuilding**  
**Approximate Floor Area**  
**137 sq. ft**  
**(12.72 sq. m)**

**Ground Floor**  
**Approximate Floor Area**  
**563 sq. ft**  
**(52.29 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**563 sq. ft**  
**(52.29 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.

### Entrance

Composite front door gives access to the well proportioned:-

### Entrance Hall

With double glazed window to front elevation, laminate flooring and staircase to first floor.

### WC/Utility

This clever design incorporates a low level WC, feature vanity unit with designer sink. Extractor fan, understairs cupboard, tiled floor. The interesting feature is the purpose built furniture that will house your washing machine and tumble dryer, plumbing and power is also provided.

### Lounge/Dining Room

24'10" x 11'2"

What a fantastic bright room with double glazed windows to the front elevation and French doors to the rear. Laminate flooring in an oak style finish, two central heating radiators.

### Kitchen

11'2" x 9'2"

This area has been designed in a horseshoe shape and features a range of wall and base units. The attractive colour is offset by contrasting marble effect worktops and subway style tiled splashback. There is a large Bosch hob, Samsung extractor, double oven, integrated fridge freezer, contemporary stainless steel sink unit, porcelain tiled flooring and double glazed window to rear elevation.

### First floor

Staircase leads from hall to first floor landing with loft access.

### Bedroom One

11'5" x 11'3"

Double glazed window to front elevation, central heating radiator.

### Bedroom Two

11'2" (max) x 9'4"

Wardrobe and boiler cupboard, double glazed window to rear elevation and central heating radiator.

### Bedroom Three

8'2" x 9'11" narrowing to 6'1"

Large storage cupboard, double glazed window to front elevation and central heating radiator.

### Bathroom

9'1" x 5'4"

Like the kitchen, this room really does have the 'WOW' factor. This is a full on contemporary bathroom that would be hard to fault. The white suite is offset by the black fixtures and fittings which include; panel bath with rainfall and hand held shower attachments, shower screen door, special order teardrop shaped wash hand basin with mixer taps sits on top of a specially constructed cabinet, low level WC, porcelain part tiled walls, black ladder towel rail, extractor fan, recessed spotlights and double glazed window to rear elevation.

### Outside

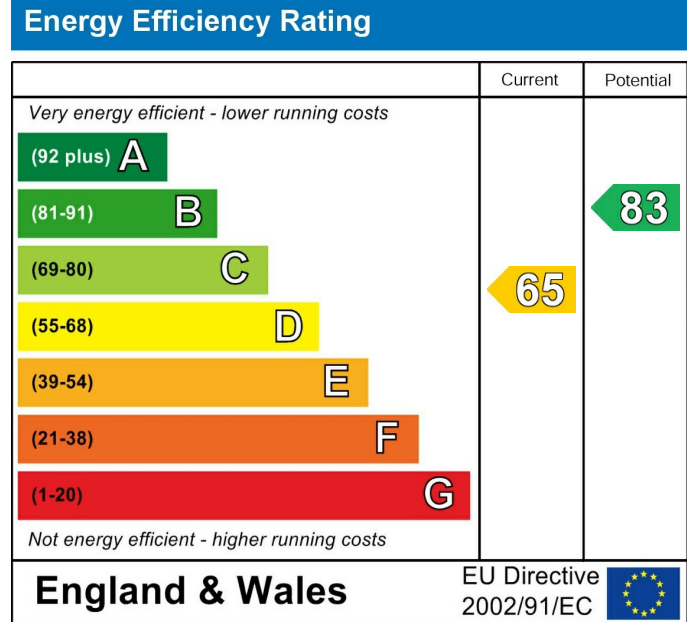
The front of the property has been converted in the main to accommodate vehicles and is finished in Ice and Black chunky chippings with the boundaries enjoying new fencing.

A brick built store (14'7" x 12'7" narrowing to 6'7") provides ideal storage for bikes, mowers etc. The vendor advises that a new roof has been fitted (please satisfy yourself of this).

Gated side area leads to the rear garden which has a decked area and a new lawned area.

Please note, the vendor has advised that the School adjacent to the rear garden are open to discussion from the new owner to buy some extra land to increase the

rear garden size. Again, we have to recommend you satisfy yourself of this point should it be of interest.



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.



















