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5 Strawberry Park, Whitby, Ellesmere Port, CH66 2YS

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Asking Price £275,000

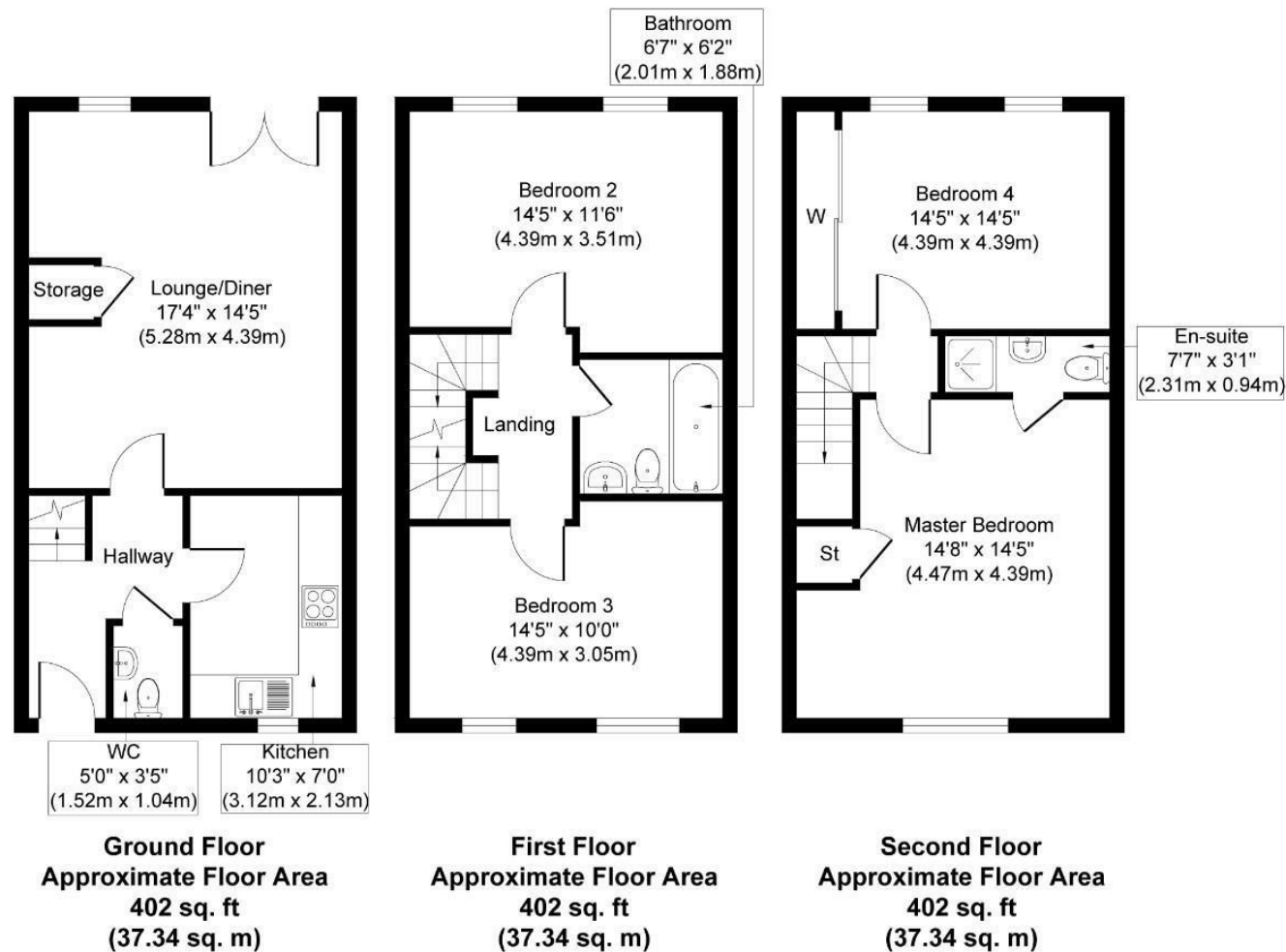
Now this is the time to settle down and take in all the details of what we believe is a fantastic home, which offers ready to move into accommodation.

This three storey town house offers larger than initially anticipated living space, which is presented to a high standard and we feel even the most discerning of buyers will be impressed. This four bedroom home is within reasonable distance of local amenities, schools for all age groups and great commuting links by public transport and roads networks.

Entrance hall, ground floor WC, lounge/diner, fitted kitchen, master suite with ensuite shower room, three additional bedrooms and family bathroom. Enclosed rear garden.

Please look at the photographs and then call to make your appointment.

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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 Hall

Front entrance door leads into the hall with stairs to first floor, central heating radiator.

### Cloakroom/WC

5'0" x 3'5"

Two piece suite including low level WC, pedestal wash basin, extractor fan, central heating radiator.

### Lounge/Diner

17'4" x 14'5" (max)

Double glazed French doors leading to the rear garden, additional double glazed window ensuring plenty of light, two central heating radiators, built in storage cupboard.

### Kitchen

10'3" x 7'0"

Enjoying a good range of both wall and base units with complementary worktops, four burner gas hob, extractor above, oven, integrated fridge/freezer, one and a half bowl sink unit, mosaic style tiled splashbacks, central heating radiator and double glazed window to front elevation.

### First Floor

Staircase leads from hall to first floor landing.

### Bedroom Two

14'5" x 11'6"

Two double glazed windows to rear elevation, central heating radiator.

### Bedroom Three

14'5" x 10'0"

Two double glazed windows to front elevation, central heating radiator.

### Family Bathroom

6'7" x 6'2"

Panelled bath with shower over, shower screen, low level WC, pedestal wash basin, part tiled mosaic splashbacks, extractor fan.

### Second Floor

Staircase leads from first floor landing to second floor.

### Bedroom Four

14'5" x 14'5"

Two double glazed windows to front elevation, central heating radiator, fitted wardrobes.

### Main Bedroom

14'8" x 14'5"

Double glazed window to front elevation, central heating radiator, cupboard housing hot water cylinder.

### Ensuite Shower Room

7'7" x 3'1"

Walk in shower cubicle, low level WC, wash hand basin, recessed lighting, extractor fan, part tiled walls.

### Outside


To the front of the property there is a small lawned area which forms part of the communal garden area.

To the rear is a spacious enclosed garden area that has been flagged for ease of maintenance. A private gate gives access to the allocated parking spaces and integral garage.

### Agents Note

We believe that a ground rent and service charge of £742.84 is payable annually.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.





