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8 Dawn Gardens, Whitby, Ellesmere Port, CH65 9BA

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Asking Price £160,000

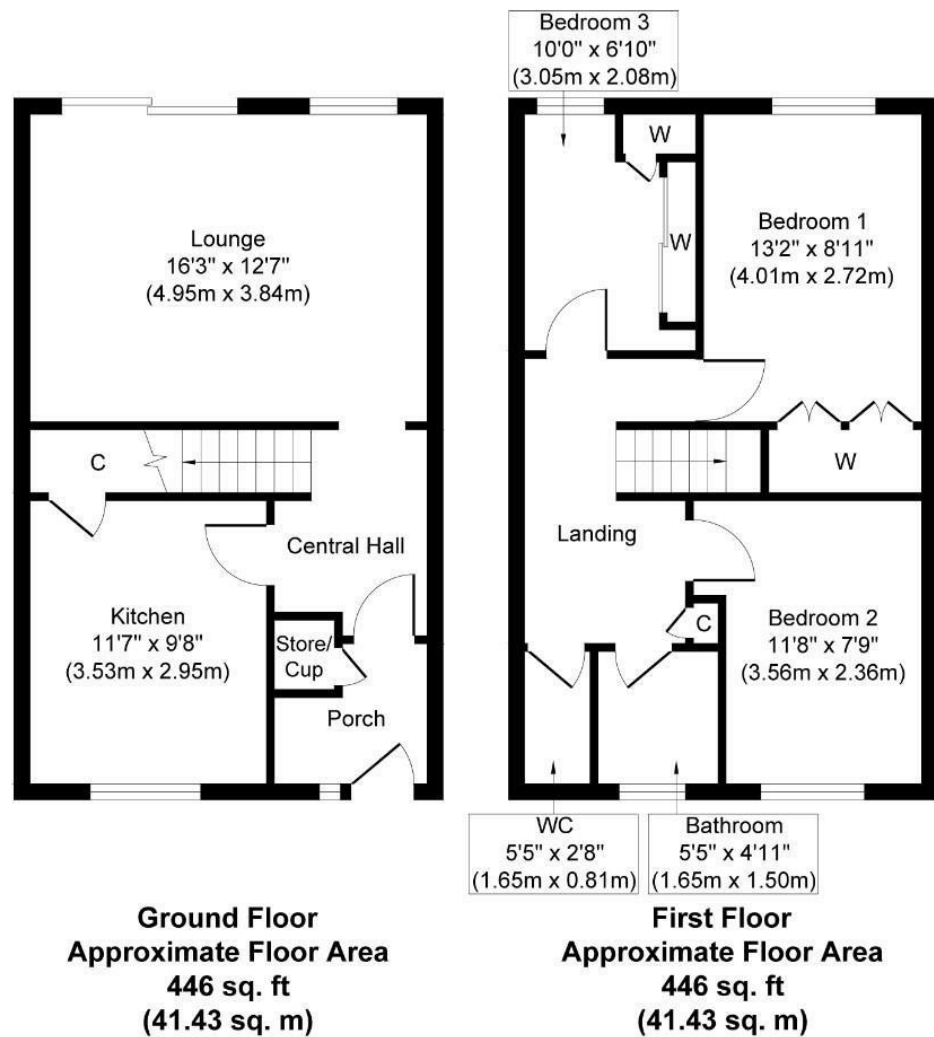
We at Hunters are pleased to offer to the market this three bedroom townhouse style property. It is situated on a small cul-de-sac within the ever popular village of Whitby.

The property offers bright and airy accommodation that is a blank canvas for its new owner to personalise. We believe this property would be of interest to a full scope of purchasers such as First Time Buyers, Investors or those looking to Downsize.

The village of Whitby offers a range of local shops, cafe's and Morrisons Supermarket. The town centre of Ellesmere Port and Cheshire Oaks can be accessed via local public transport and road networks.

We would suggest an early viewing to avoid missing out on this great opportunity.

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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.

### Enclosed Entrance Porch

UPVC front door into porch with store cupboard, cloaks recess and tiled floor.

### Central Hall

Inner glazed door, laminate flooring, central heating radiator, newly painted, electric meter cupboard, stairs to first floor.

### Lounge

16'3" x 12'7"

Laminate flooring, newly painted, double glazed window to rear with further double glazed, sliding patio doors to rear garden, central heating radiator.

### Kitchen

11'7" x 9'8"

Fitted with a selection of wall and base units with contrasting worktops. Stainless steel sink unit, plumbing for automatic washing machine, Worcester wall mounted boiler, walk-in pantry cupboard, double glazed window to front elevation, central heating radiator, gas cooker point.

### First Floor

Newly painted and including central heating radiator, store cupboard and access to loft.

### Bedroom One

13'2" x 8'11"

Being newly painted with double glazed window to rear elevation, central heating radiator, fitted wardrobe.

### Bedroom Two

11'8" x 7'9"

Newly painted, fitted carpet, double glazed window to front, central heating radiator.

### Bedroom Three

10'0" x 6'10"

Being newly painted with double glazed window to rear elevation, central heating radiator, fitted wardrobe/cupboards.

### Bathroom

5'5" x 4'11"

Panelled bath with shower over and shower screen, pedestal wash basin, part tiled/part newly painted walls, double glazed frosted window to front elevation, central heating radiator, vinyl flooring.

### Separate WC

5'5" x 2'8"

Low level WC, part tiled/part newly painted walls, vinyl flooring, double glazed frosted window to front elevation, central heating radiator.


### Outside

Front - Enclosed front garden with gate.

Rear garden - Enclosed garden area laid to patio with gravel relief.

Garage.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









