
HUNTERS®
HERE TO GET you THERE
48 Silverbirch Way, Whitby, CH66 2UX

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Asking Price £350,000

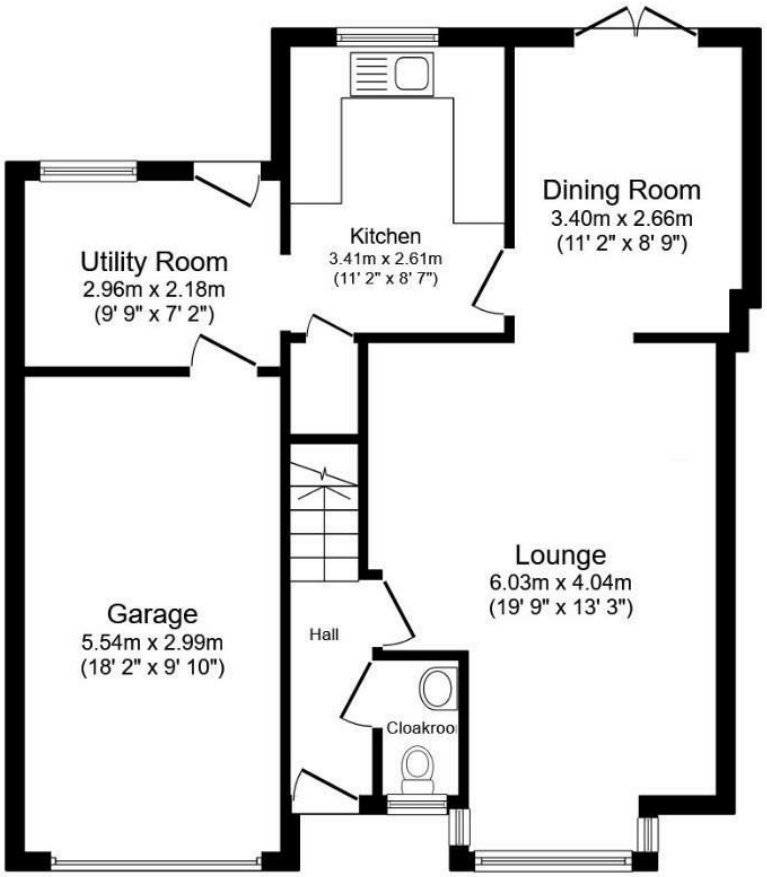
We are pleased to offer to the market this extremely well presented, four-bedroom family home. Although well-proportioned already, the accommodation could be increased further (subject to the required permissions being obtained) by a potential garage conversion and/or first floor extension.

The property has recently undergone a cosmetic upgrade to include decoration and new carpets, it has such a bright and airy feel and is probably best suited to a young family. The property is offered with no ongoing chain and is situated on a well-established cul-de-sac of individually designed properties. It is understood the property has had significant roof work as advised by the vendors (proof is outstanding).

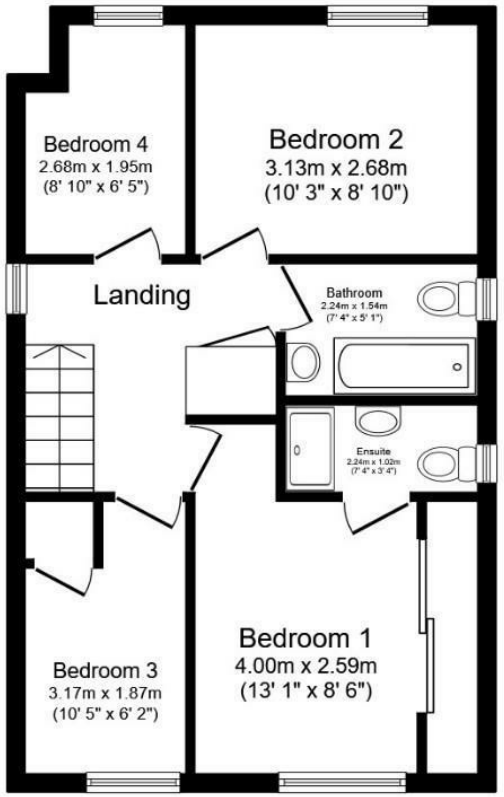
Available locally are the centres of Whitby, Great Sutton, Little Sutton and the Cheshire Oaks Designer Outlet which collectively cater for most day-to-day requirements.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465
littlesutton@hunters.com | www.hunters.com

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Ground Floor



First Floor

Total floor area: 115.1 sq.m. (1,239 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Hall
Tiled floor, central heating radiator, stairs to first floor.

Cloakroom
Two piece suite in white comprising low-level WC and wash hand basin. Half tiled walls, tiled floor, heated towel rail, double glazed window to front elevation.

Lounge
19'9" x 13'3"
A bright and airy room with double glazed box bay window to front elevation, central fire surround with marble tiles inset and hearth, integrated coal effect gas fire (currently not working). Open access through to:-

Dining Room
11'2" x 8'9"
With sliding patio doors to the rear garden, central heating radiator. Door leading to:-

Kitchen
11'2" x 8'7"
Fitted with a range of wall and base units in a medium wood style finish. In addition, there are a number of integrated appliances including four burner hob, extractor above, double oven, stainless steel sink unit, fridge freezer and dishwasher. Contrasting worktops, tiled splashbacks, stone floor, Worcester wall mounted boiler, pantry cupboard, central heating radiator, double glazed window to rear elevation. Open access through to:-

Utility Room
9'9" x 7'2"
Worktop with inset sink, one base unit and recesses for washing machine and tumble dryer. Access door to garden, double glazed window to rear, internal access door to garage.

First Floor
Staircase leads from hall to first floor landing with store cupboard, loft access which we are advised is boarded with ladder access, double glazed window to side elevation.

Bedroom One
13'1" x 8'6"
Fitted wardrobes, double glazed window to front elevation, central heating radiator.

Ensuite
7'4" x 3'4"
An attractive fitted suite with large shower cubicle, low-level WC, wash hand basin, ladder towel rail, majority tiled walls, tiled floor, double glazed window to side elevation.

Bedroom Two
10'3" x 8'5"
Double glazed window to rear elevation, central heating radiator.

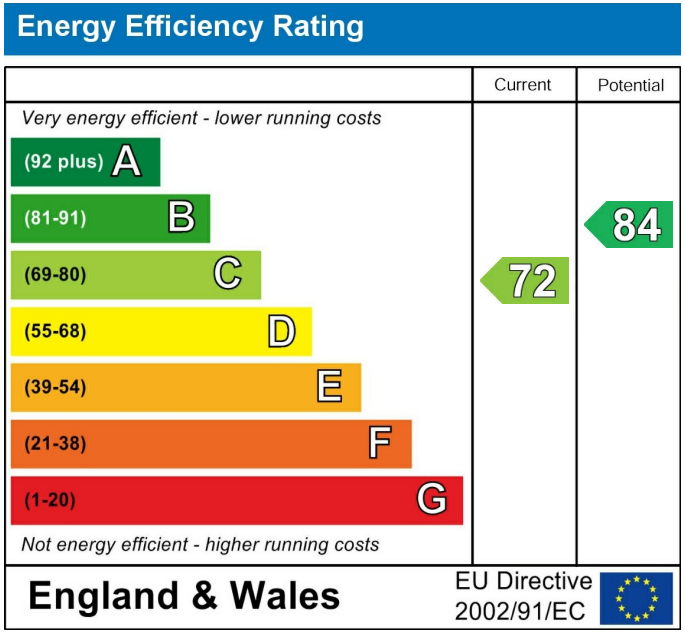
Bedroom Three
10'5" x 6'2"
Double glazed window to front elevation, central heating radiator, store cupboard/wardrobe.

Bedroom Four
8'10" x 6'5"
Double glazed window to rear elevation, central heating radiator, store cupboard.

Bathroom
7'4" x 5'1"
Fitted suite in white comprising bath with Victorian style mixer taps, low-level WC, wash hand basin, ladder towel rail, tiled walls and floor, double glazed window to side elevation.

Outside
There is suitable parking to the front with the driveway leading to a generous integral garage (18'2" x 9'4") with up and over door, power and light. The remaining area is laid to lawn with mature shrubs and trees.

To the rear, there is an enclosed garden with patio, lawned area and well stocked borders.



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.


















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