



Silverbirch Way, Whitby Ellesmere Port CH66 2UX

welcome to

Silverbirch Way, Whitby Ellesmere Port

The property benefits from recently program of refurbishment to include repainting and recently fitted carpets in most rooms. The whole house has a relatively new roof which still has over 10 plus years guarantee on the works. Call us today to arrange your viewing!



Jones & Chapman are delighted to present this four-bedroom detached family home, offered to the market with no onward chain and situated in a quiet cul-de-sac within a popular residential area of Whitby. Silverbirch Way is conveniently located just a short drive from excellent amenities, including The Cheshire Oaks Designer Outlet, while also benefiting from excellent transport links via the M53 motorway and A49. The entrance hall leads to the living room, featuring a gas fire set within a marble hearth. The dining room has a single panel radiator. The kitchen is fitted with a range of wooden wall, base and drawer units, a four-ring hob, double oven, integrated fridge, large under stairs storage cupboard and a Worcester boiler. A useful utility room provides additional appliance space and access to the garage. A downstairs WC completes the ground floor.

The landing provides access to the loft, which has a ladder, lighting, and is fully boarded and insulated. There are four bedrooms, with the master bedroom benefiting from an en-suite, while all have single panel radiators. The fully tiled family bathroom comprises a bath with shower attachment, pedestal wash hand basin and WC. Externally the property benefits from a private rear garden, with a relatively new purpose built spacious Garden Shed, while to the front there is a driveway providing off-road for multiple cars and access to the integral garage, which also offers additional loft storage.

An early viewing is advised!

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living Room

19' 9" x 13' 3" (6.02m x 4.04m)

Dining Room

11' 2" x 8' 9" (3.40m x 2.67m)

Kitchen

11' 2" x 8' 7" (3.40m x 2.62m)

Utility Room

9' 9" x 7' 2" (2.97m x 2.18m)

Downstairs W.C

Landing

Bedroom One

13' 1" x 8' 6" (3.99m x 2.59m)

En-Suite

7' 4" x 3' 4" (2.24m x 1.02m)

Bedroom Two

10' 3" x 8' 10" (3.12m x 2.69m)

Bedroom Three

10' 5" x 6' 2" (3.17m x 1.88m)

Bedroom Four

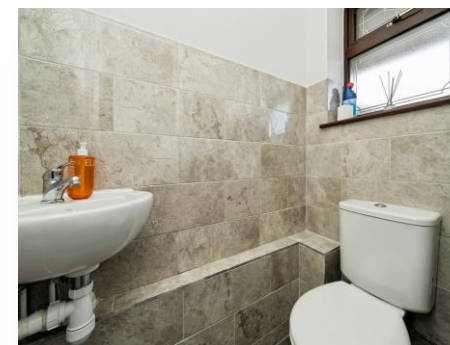
8' 10" x 6' 5" (2.69m x 1.96m)

Bathroom

7' 4" x 5' 1" (2.24m x 1.55m)

Front Garden

Rear Garden



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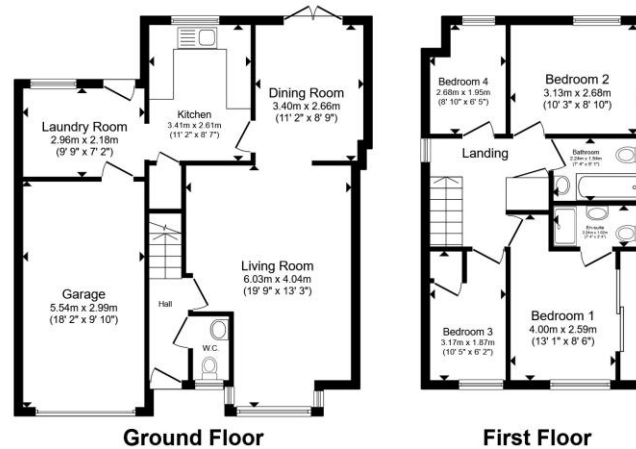
welcome to

Silverbirch Way, Whitby Ellesmere Port

- Detached Family Home
- Four Bedrooms With One En-Suite
- Two Reception Rooms
- Kitchen & Utility Room
- Downstairs WC & Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Total floor area 115.1 m² (1,239 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.ie

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offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LSU108898 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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