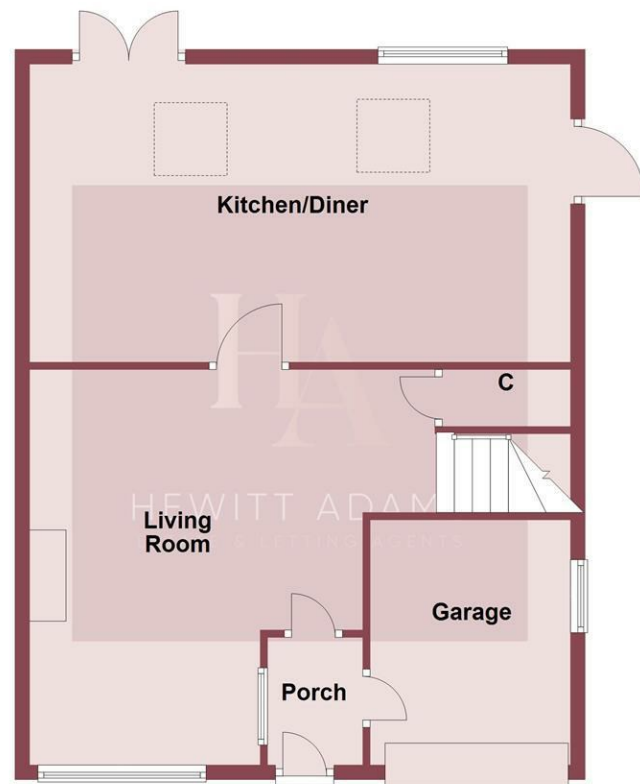
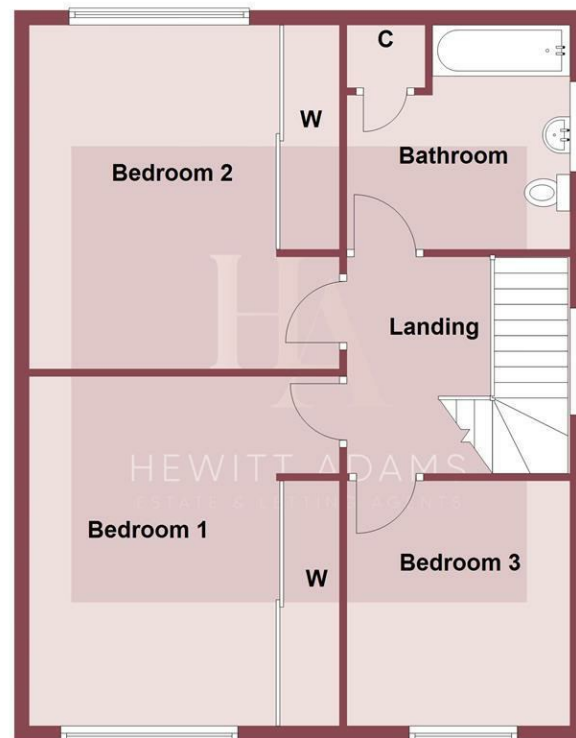




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Colliery Green Close, Neston, Cheshire CH64 0UF

Offers Over £325,000

3 Bedroom 1 Reception 1 Bathroom C

Impressive Open Plan Aspect - Woodfall Primary School Catchment - Bright & Spacious Accommodation

Hewitt Adams are delighted to offer to the market this skilfully extended three bedroom detached house ideally situated on a good size plot on the ever so popular quiet Cul De Sac Colliery Green Close. A short walk/drive from excellent local amenities, good transport links and excellent school catchment including the highly acclaimed Woodfall Primary School. The property has been extended to the rear which offers bright, spacious and versatile accommodation perfect for modern day family living with an absolutely stunning refitted contemporary kitchen. Further affording gas central heating, double glazing throughout and off road parking.

In brief the accommodation on offer comprises; porch, living room, open plan kitchen/diner. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, to the front of the property there is a paved driveway providing off road parking, a laid to lawn section with an established hedgerow offering privacy. Gated access to rear, garage access via up and over door.

The rear garden is beautifully landscaped with an Indian stone patio, laid to lawn section, fenced boundaries, mature shrubs. The rear garden is southerly facing and offers a high level of privacy.

Porch

uPVC front door to porch tiled flooring, window to side aspect, doors into;

Living Room

15'07 x 10'11 (4.75m x 3.33m)

Window to front aspect, central heating radiator, TV point, gas fire with feature surround, fitted wall lights, stairs to first floor, under stair storage cupboard, door to kitchen/diner;

Kitchen/Diner

19'01 x 17'07 (5.82m x 5.36m)

An extended kitchen/diner creating a stunning open, bright space which comprises a range of wall and base units with complimentary work surfaces incorporating one and half sink and drainer with mixer tap, space for American style fridge freezer, space for Range style cooker, integrated dishwasher, inset spot lights, tiled splash back, breakfast bar, window to rear aspect, French doors leading to patio, door to side aspect, two Velux windows creating lots of natural light, vertical central heating radiator.

Landing

Window to side elevation, loft access hatch, doors leading to;

Bedroom 1

11'09 x 11'01 (3.58m x 3.38m)

Window to front aspect, central heating radiator, fitted wardrobes.

Bedroom 2

11'01 x 11'00 (3.38m x 3.35m)

Window to rear aspect, central heating radiator, fitted wardrobes.

Bedroom 3

8'03 x 8'00 (2.51m x 2.44m)

Window to front, central heating radiator.

Bathroom

8'00 x 7'11 (2.44m x 2.41m)

A spacious bathroom comprising; WC, vanity unit with wash hand basin and mixer tap, bath with shower and shower screen, heated towel radiator, fully tiled, airing cupboard housing water tank, window to side elevation.

Garage

16'09 x 7'03 (5.11m x 2.21m)

Up and over door to front, pedestrian door access off the porch, Window to side elevation, lighting and power, wall mounted boiler, utility area with sink and drainer, space and plumbing for washing machine, space for tumble dryer.

