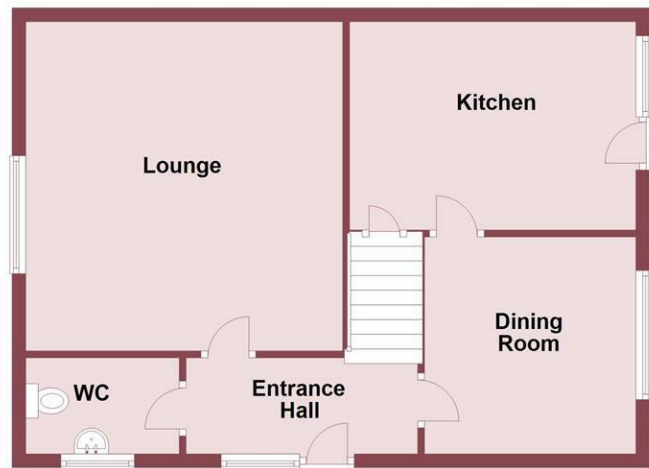




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms 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.

## Beechways Drive, Neston, CH64 6TF

£385,000

3 Bedroom 2 Reception 1 Bathroom

**\*\*Stunning Location - Estuary & Wales Views - Backing Onto Wirral Way - Heart Of Neston - South Facing\*\***

Hewitt Adams is delighted to have the rare opportunity to exclusively market this three bedroom, DETACHED, dormer style house located on the HIGHLY SOUGHT AFTER Neston location of Beechways Drive - a minutes walk from the centre of Neston, but also boasting gorgeous VIEWS over the Estuary towards Wales and backing onto the Wirral Way.

If you are looking for a scenic location and to be surrounded by nature, yet have the convenience of being minutes (if that) walk from shops, supermarkets, restaurants and coffee shops - then this is pretty hard to beat!

In brief the accommodation affords; entrance hallway, lounge, WC, dining room, kitchen. To the first floor there are three bedrooms and a family bathroom

With off-road driveway parking, a garage, and a SOUTH FACING established garden that backs onto the Wirral Way - from which you can walk down to Parkgate in less than 15 minutes.

Call Hewitt Adams on 0151 336 0808 to view.

**Front Entrance**

Into:

**Hallway**

Radiator, stairs to first floor

**Lounge**

Double glazed window, radiator, power points

**W.C.**

W.C, wash hand basin, radiator

**Dining Room**

10'11" x 9'1" (3.34 x 2.77)

Double glazed window, radiator, power point

**Kitchen**

10'10" x 12'3" (3.32 x 3.75)

Wall and base units with contrasting counter tops, inset sink, space for cooker and fridge freezer, space and plumbing for washing machine, double glazed window, door to rear garden

**First Floor**

**Bedroom One**

13'8" x 9'1" (4.19 x 2.77)

Double glazed window with far reaching views over to Wales, radiator, power point, integral wardrobe and eaves storage

**Bedroom Two**

7'11" x 12'7" (2.43 x 3.84)

Double glazed window, radiator, power point, eaves storage

**Bedroom Three**

7'8" x 9'4" (2.34 x 2.86)

Double glazed window, radiator, power point, eaves storage

**Shower Room**

5'7" x 6'5" (1.71 x 1.96)

Comprising walk in shower, wash hand basin, W.C, radiator, tiled floor

**Externally**

Front - Generous frontage laid to lawn with established hedgerow and driveway parking for multiple cars  
Rear - Southwest facing garden laid to lawn and paved patio with access to a detached garage.

