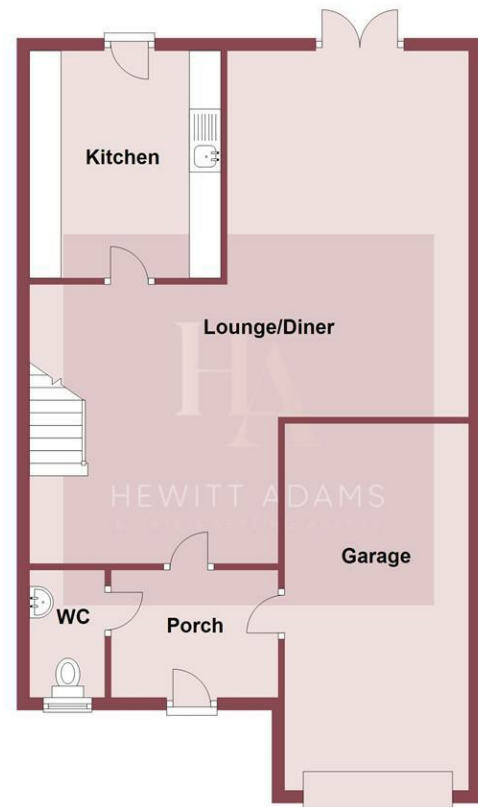
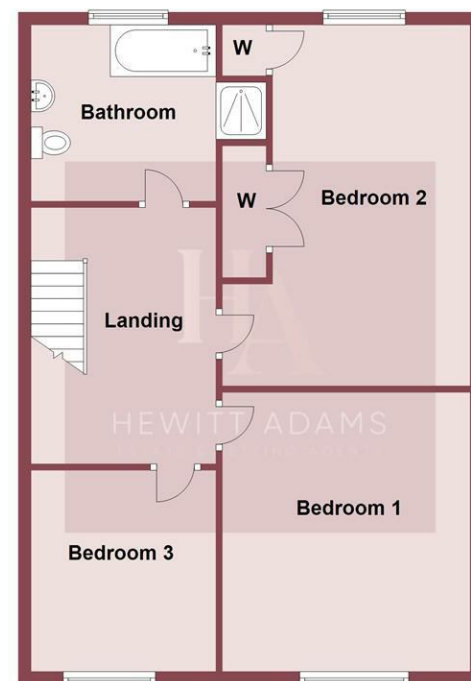




Ground Floor



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.

5 Ashtree Farm Court, Willaston

## Ashtree Farm Court, Neston, CH64 2XL

Offers Over £280,000

3 Bedroom
 1 Reception
 1 Bathroom
 C

**\*\*No Onward Chain - Immaculate Three Bedroom House - Sought After Willaston Village Location\*\***

Hewitt Adams is delighted to offer to the market this lovely three bedroom mid terrace house located on the highly popular Ashtree Farm Court in Willaston Village having a lovely community feel. Close to the centre of the Village and with close by access to the Wirral Way. The property would make a perfect first time buyer or downsizers property.

In brief the accommodation consists of; entrance hall, open plan lounge diner, modern kitchen, to the first floor there are three well sized bedrooms and a bathroom.

Externally, the front of the property has a driveway providing off road parking and a well kept lawned area. Access to the rear is shared via a gated access path.

The rear garden is mainly laid to lawn with well stocked borders, secure boundaries, a paved patio area.

A short distance from Willaston Village centre which offers shops, a doctors and a dental surgery, village pubs and a well regarded primary school. The busier towns of Heswall and Neston are both less than 10 minutes away in the car and Hooton Train Station is very near to the property and this offers easy access to both Liverpool and Chester.

Call Hewitt Adams today on 0151 336 0808 to book a viewing of this property.



### Hall

7'01 x 5'07 (2.16m x 1.70m)

uPVC front door to hallway, central heating radiator, tiled floor, doors to;

### WC

5'01 x 3'00 (1.55m x 0.91m)

WC, wash hand basin with mixer, central heating radiator, window to front elevation.

### Garage

16'06 x 7'09 (5.03m x 2.36m)

Up and over door, lighting and power.

### Lounge/Diner

25'11 x 18'00 (7.90m x 5.49m)

Bi-folding doors opening to the rear, two central heating radiators, stairs to first floor, laminate flooring, door to kitchen.

### Kitchen

10'06 x 8'05 (3.20m x 2.57m)

A range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer with mixer tap, cooker, gas hob, space for dishwasher, washing machine, fridge and freezer, tiled splash back, window and door to rear.

### Landing

Loft hatch, doors to;

### Master Bedroom

12'05 x 11'04 (3.78m x 3.45m)

Two windows to front elevation, central heating radiator.

### Bedroom 2

13'04 x 11'04 (4.06m x 3.45m)

Window to rear elevation, central heating radiator, built in cupboards.

### Bedroom 3

9'00 x 7'02 (2.74m x 2.18m)

Window to front elevation, central heating radiator, cupboard.

### Bathroom

9'08 x 7'01 (2.95m x 2.16m)

A spacious bathroom comprising; WC, wash hand basin, walk in shower cubicle, bath with mixer tap, vertical central heating radiator, part tiled, inset spot lights, window to rear.

