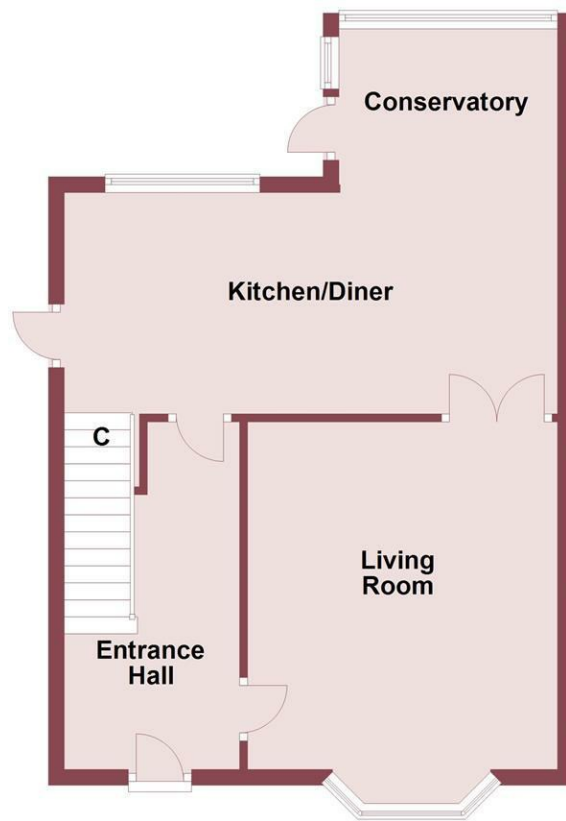
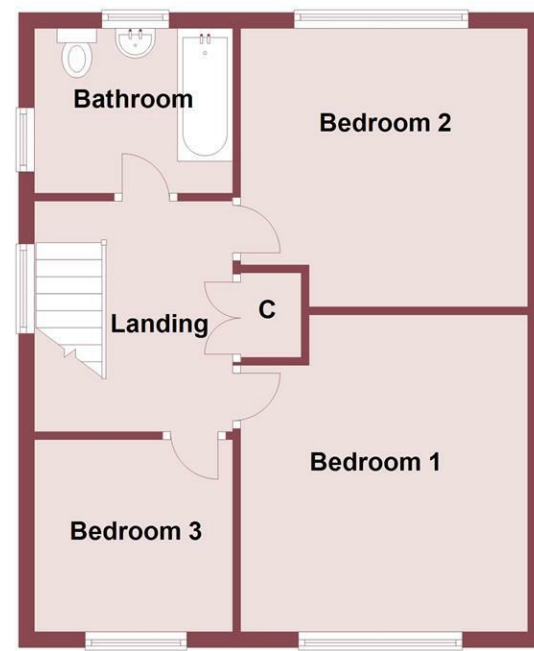




**Ground Floor**



**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.

## The Priory, Neston, CH64 3SP

£275,000

 3 Bedroom
  2 Reception
  1 Bathroom
  D

**\*\*No Chain - Popular and Sought After Location - Ideal First Time Buy - Scope and Potential With Planning Permission Approved for Full Width Rear and Side Extension\*\***

Hewitt Adams are thrilled to offer to the market this three bedroom semi detached house on the ever so popular The Priory. Perfectly situated for Neston Town Centre and excellent local amenities, good transport links and catchment for highly acclaimed schools. The property does require modernisation but has the scope and potential to create a beautiful home with planning permission approved for a single story rear and side extension. Planning application - 23/01338/FUL.

Further benefitting from double glazing throughout and off road parking.

In brief the accommodation comprises entrance hallway, living room, kitchen/dining, conservatory. To the first floor there are three bedrooms and a family bathroom.

Externally, to the front of the property there is a paved driveway providing ample off road parking, garage access, gated access leading to the garden. The rear garden offers a high degree of privacy and is southerly facing being mainly laid to lawn, secure boundaries, paved patio area.

Viewing is highly advised especially with the potential and scope.



### Hall

13'10 x 6'05 (4.22m x 1.96m )

uPVC front door to hallway, storage cupboard, stairs to first floor, central heating radiator, doors to;

### Living Room

15'11 x 12'05 (4.85m x 3.78m)

Bay window to front aspect, central heating radiator, gas fire with surround, double doors to kitchen.

### Kitchen

19'03 x 8'08 (5.87m x 2.64m)

A range of wall and base units with roll top work surfaces incorporating sink and drainer, space for fridge freezer, space and plumbing for washing machine, cooker, storage cupboard, central heating radiator, window to rear, door to side, opening to conservatory.

### Conservatory

10'11 x 7'09 (3.33m x 2.36m)

Windows to rear and side aspect, central heating radiator, door leading outside.

### Landing

Window to side elevation, storage cupboard, loft hatch, doors to;

### Bedroom 1

12'11 x 12'00 (3.94m x 3.66m)

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

### Bedroom 2

12'07 x 9'11 (3.84m x 3.02m)

Window to rear aspect, central heating radiator.

### Bedroom 3

8'00 x 7'04 (2.44m x 2.24m)

Window to front aspect, central heating radiator.

### Bathroom

8'00 x 5'06 (2.44m x 1.68m)

Comprising; WC, wash hand basin, bath with shower over, window to rear and side, heated towel radiator.

### Garage

Up and over door, lighting and power.

