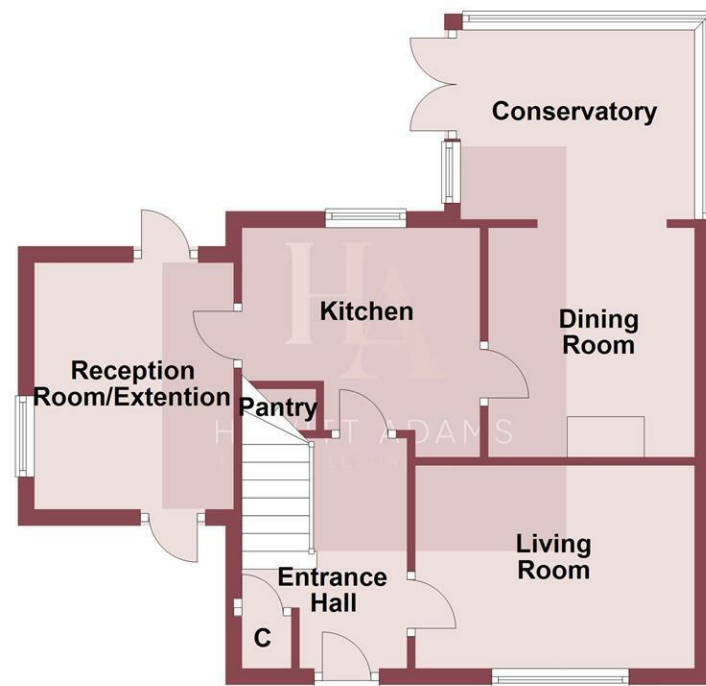
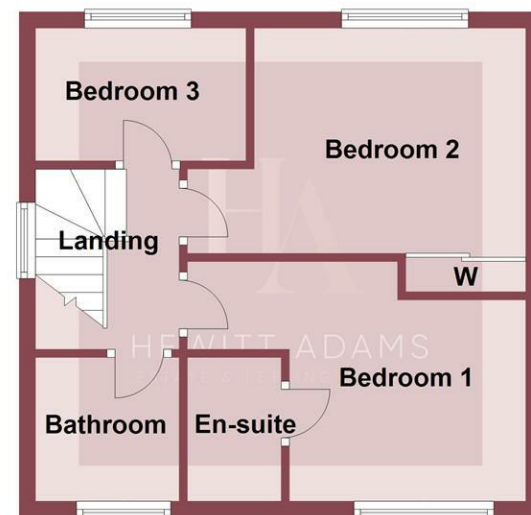




**Ground Floor**



**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.

## Raby Park Road, Neston, Cheshire CH64 9SN

Offers Over £160,000

3 Bedroom
 2 Reception
 2 Bathroom
 E

*\*NO ONWARD CHAIN - Attractively Priced Property - Deceptively Spacious - Perfect First Time Buy or Buy To Let Property - Sought After Location - Close To Neston Town Centre\**

Hewitt Adams is delighted to welcome to the market this EXTENDED three bedroom house situated on a quiet cul-de-sac Raby Park Road - just a short walk to the centre of Neston. Offering excellent potential and scope for the buyer, the property does require modernisation. The property would make an ideal first time buy or investment opportunity.

The spacious accommodation briefly comprises of; Entrance Hall, living room, kitchen, dining room leading into conservatory. The extension comprises of a further reception room.

To the first floor there are three bedrooms, the master with ensuite. There is also a family bathroom.

Externally, to the front of the property there is a private entrance with a fenced border, there is unrestricted on street parking.

The rear garden has secure boundaries, timber garden shed, there is scope to the rear to create off road parking.

Viewings are essential in order to fully appreciate exactly what this amazing first time buy or investment has to offer!

### Entrance Hallway

12'08 x 6'06 (3.86m x 1.98m)

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

### Living Room

13'09 x 9'08 (4.19m x 2.95m)

Window to front aspect, central heating radiator, gas fire with surround.

### Kitchen

10'03 x 9'10 (3.12m x 3.00m)

A range of wall and base units with worksurfaces incorporating sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge freezer, cooker, wall mounted boiler, pantry, window to rear aspect, doors to;

### Dining Room

12'00 x 10'04 (3.66m x 3.15m)

### Conservatory

9'10 x 7'07 (3.00m x 2.31m)

Windows to rear aspect, central heating radiator, French doors leading outside.

### Reception Room/Extention

9'10 x 9'06 (3.00m x 2.90m)

Window to side aspect, central heating radiator, doors leading to front and rear.

### Landing

Window to side elevation, doors to;

### Bedroom 1

14'00 x 11'11 (4.27m x 3.63m)

Window to front aspect, central heating radiator, loft room access point, door to ensuite.

### Ensuite

Comprising; WC, shower cubicle, wash hand basin, tiled.

### Bedroom 2

12'10 x 9'11 (3.91m x 3.02m)

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

### Bedroom 3

9'11 x 6'06 (3.02m x 1.98m)

Window to rear aspect, central heating radiator.

### Bathroom

6'04 x 6'02 (1.93m x 1.88m)

Comprising; WC, bath with taps, wash hand basin, part tiled, window to front aspect, central heating radiator.

