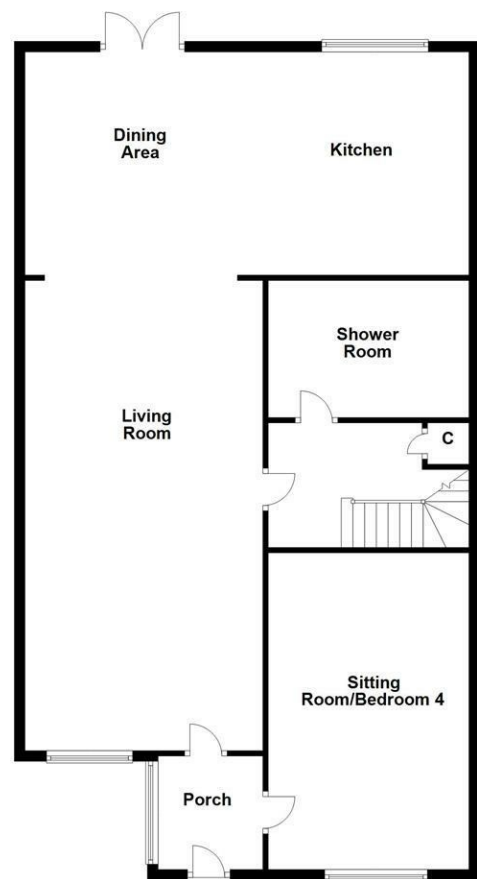
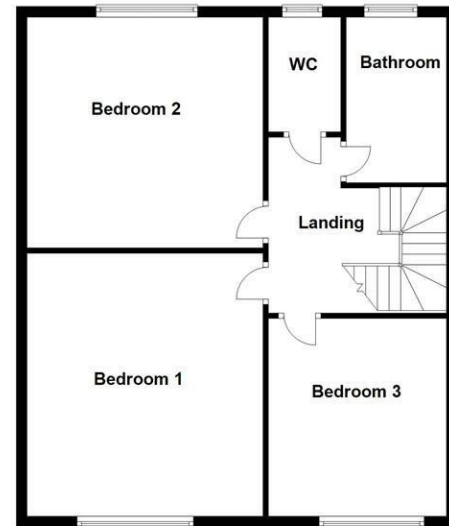




Ground Floor



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.

West Drive, Neston, CH64 0SA

Offers Over £235,000

4 Bedroom 1 Reception 2 Bathroom C

No Onward Chain - Meets HMO Requirements - Perfect First Time Buy or Investment Property

Hewitt Adams are delighted to offer to the market for sale this three/four double bedroom mid terrace house on the ever so sought after West Drive in Little Neston. A short distance from excellent local amenities, good transport links and catchment area for highly acclaimed schools including Woodfall Primary School. The property is currently rented to vet students achieving circa £14,000 per annum and meeting HMO requirements, the property would also be a fantastic first time buy and really must be viewed to full appreciate everything this property has to offer.

In brief the accommodation comprises; porch, living room, kitchen/dining area, a further reception room/bedroom and a spacious shower room. To the first floor there are three double bedrooms. There is also a bathroom with separate WC.

Externally, to the front of the property there is a driveway providing off road parking.

The rear garden offers a high degree of privacy, being mainly laid to lawn, a decked area perfect for enjoying the summer sun.

Viewing is essential to fully appreciate everything this home has to offer.

Porch

4'11 x 4'01 (1.50m x 1.24m)
uPVC front door to porch, window to side elevation, door to;

Sitting Room/Bedroom

14'00 x 8'01 (4.27m x 2.46m)
Window to front elevation, central heating radiator.

Lounge

23'11 x 11'00 (7.29m x 3.35m)
Window to front aspect, central heating radiator, electric fire with feature surround, opening to;

Kitchen/Diner

18'01 x 8'07 (5.51m x 2.62m)
A range of wall and base units with complimentary work tops incorporating sink and drainer, integrated cooker and microwave, hob with extractor over, space for fridge freezer and washing machine, window and French doors to rear, central heating radiator.

Inner Hall

Stairs to first floor, under stairs cupboard, door to Shower room;

Shower Room

7'10 x 6'11 (2.39m x 2.11m)
Comprising; WC, walk in shower, wash hand basin with vanity unit, inset spotlights, towel radiator.

Landing

Loft access hatch, doors to;

Bedroom 1

14'03 x 10'10 (4.34m x 3.30m)
Window to front elevation, central heating radiator

Bedroom 2

10'02 x 10'02 (3.10m x 3.10m)
Window to rear elevation, central heating radiator

Bedroom 3

11'03 x 7'08 (3.43m x 2.34m)
Window to front elevation, central heating radiator.

WC

5'00 x 2'07 (1.52m x 0.79m)
Window to rear aspect, WC.

Bathroom

6'11 x 5'04 (2.11m x 1.63m)
Comprising bath with shower over, wash hand basin with vanity unit, heated towel radiator, window to rear elevation.

