

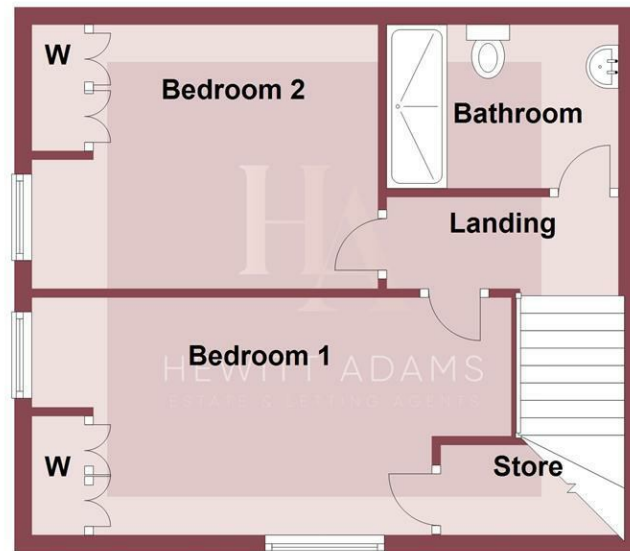


**Ground Floor**

Approx. 39.1 sq. metres (420.4 sq. feet)

**First Floor**

Approx. 40.3 sq. metres (433.9 sq. feet)



**Total area: approx. 79.4 sq. metres (854.3 sq. feet)**

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

**Scholars Court, Cross Street, Neston, Cheshire CH64 3UU**

**£190,000**

🛏️ 2 Bedroom   🛋️ 1 Reception   🚿 1 Bathroom   📊 D

**\*\*No Onward Chain - Fantastic First Time Buy or Investment Opportunity - a Must View Property\*\***

Hewitt Adams are delighted to offer to the market for sale this beautifully presented and charming two bedroom semi-detached house on Scholars Court - a small and peaceful development conveniently located a stones throw from Neston Town Centre and all of its local amenities, good transport links and catchment for highly regarded schools. Parkgate is also only a short walk/drive away. The building itself forms part of Neston history and was once a school, The lounge was the old Head Teachers Lodge Headmaster's Office and the car parking spaces were used as the playground. Further affording double glazing, allocated parking bays with visitors parking, there is also electric heating in the property.

In brief the property accommodation comprises; entrance hallway, living room, kitchen. To the first floor there are two double bedrooms and a bathroom.

Externally to the front of the property there is large brick set frontage with designated parking, laid to lawn sections to the front and side of the property with a beautiful array of established shrubs.

\*With the added benefit of no onward chain - viewing is essential - the property is currently tenanted but will be sold with vacant possession\*

### Entrance Hall

Wood front door with glass panelling, double glazed window to the front elevation, electric metre cupboard, tiled flooring, stairs to the first floor.

### Living Room

19'5 x 13'00 (5.92m x 3.96m)

Electric fire with feature surround and lighting, television point, double glazed window to the side elevation, electric storage heater.

### Kitchen

15' x 7'4 (4.57m x 2.24m)

Having a good range of wall and base units with complementary work surfaces over and incorporating a stainless steel sink with drainer unit and mixer tap, tiled splash backs, integrated dishwasher, Neff ceramic hob, integrated oven and grill, under counter fridge, space and plumbing for a washing machine, space for further appliances such as freezer, tiled flooring, fitted spotlights.

### Landing

Electric storage heater, doors to the bathroom and both bedrooms.

### Bedroom One

16'7 x 9'11 (5.05m x 3.02m)

Fitted wardrobes and dressing table, built in storage cupboard, loft access, two double glazed windows.

### Bedroom Two

11'4 x 9'6 (3.45m x 2.90m)

Electric storage heater, fitted wardrobes and a double glazed window.

### Bathroom

7'5 x 5'07 (2.26m x 1.70m)

Walk in shower with shower screen, push button wc, wash hand basin, tiled flooring, fitted mirror, towel rail and partially tiled walls.

### Additional Information

The property is leasehold - 972 years left

The ground rent is £50 per annum

The management company is Head Teachers Lodge Management Company LTD. They undertake all responsibilities for;

Roof  
Gutters

Soffits

Painting

Window replacement (not glass) may be covered by insurance

Gardening

Cleaning

Grass Cutting

Entrance/road repairs

Building Insurance

All for a service charge of £76pcm

All large main windows were replaced with A \* Rated windows in December 2020 and are FENSA registered

