



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.

Beechways Drive, Neston, Cheshire CH64 6TF

£425,000

3 Bedroom 2 Reception 2 Bathroom C

****Stunning Location - Estuary & Wales Views - Backing Onto Wirral Way - Heart Of Neston - South Facing - No Onward Chain****

Hewitt Adams is delighted to have the rare opportunity to exclusively market this EXTENDED three bedroom, DETACHED, dormer style house located on the HIGHLY SOUGHT AFTER Neston location of Beechways Drive - a minutes walk from the centre of Neston but also BACKING ONTO THE WIRRAL WAY and boasting gorgeous VIEWS across the Wirral Way and over the Estuary towards Wales. Further affording a brand new boiler (only 2-3 months old) and double glazing throughout.

If you are looking for a scenic location and to be surrounded by nature, yet have the convenience of being minutes (if that) walk from shops, supermarkets, restaurants and coffee shops - then this is pretty hard to beat!

In brief the accommodation affords; entrance hallway, lounge, WC, dining room, kitchen. To the first floor there are three bedrooms, bathroom and a small en-suite shower in the master bedroom.

With off-road driveway parking, a garage, and a SOUTH FACING established garden that backs onto the Wirral Way - from which you can walk down to Parkgate in less than 15 minutes.

Sold with NO ONWARD CHAIN - Call Hewitt Adams on 0151 336 0808 to view.

Entrance Hallway

13'00 x 4'03 (3.96m x 1.30m)

Front door to entrance hallway, central heating radiator, stairs to first floor with Velux window, cloak storage cupboard, doors to;

WC

WC, wash hand basin, part tiled, window to front aspect, central heating radiator.

Living Room

18'03 x 12'08 (5.56m x 3.86m)

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

Dining Room

17'02 x 11'00 (5.23m x 3.35m)

Large picture window to rear overlooking the beautifully manicured garden and views of The Welsh Hills, central heating radiator, French door leading outside, storage cupboard, door to;

Kitchen

12'08 x 11'01 (3.86m x 3.38m)

Comprising a range of well-appointed wall and base units with complimentary work surfaces incorporating one and half sink and drainer, integrated appliances includes fridge, freezer, dishwasher, double oven, gas hob with extractor over, space and plumbing for washing machine. Central heating radiator, window and door to rear elevation.

Landing

Doors leading to;

Master Bedroom

14'04 x 9'07 (4.37m x 2.92m)

Window to rear elevation with stunning views over The Welsh hills, central heating radiator, walk in wardrobe, door to shower room.

Shower Room

5'06 x 2'06 (1.68m x 0.76m)

With shower cubicle, tiled.

Bedroom 2

12'08 x 9'11 (3.86m x 3.02m)

Window to front elevation, central heating radiator.

Bedroom 3

10'04 x 8'06 (3.15m x 2.59m)

Window to front and side aspect, central heating radiator, storage cupboard.

Bathroom

7'01 x 5'10 (2.16m x 1.78m)

A modern white suite with WC, bath with shower over, wash hand basin with vanity unit, window to side elevation, central heating radiator.

Loft

With pull down loft ladder, fully boarded and lighting and power.

Garage

Up and over door, door to side, lighting and power.

