



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.

Marshlands Road, Little Neston, CH64 4AD

£350,000

3 Bedroom 1 Reception 1 Bathroom D

***No Onward Chain - Deceptively Spacious Bungalow - Generous and Private Plot - A Must View Property ***

Hewitt Adams are thrilled to welcome 'Hillcrest' to the market, a deceptively spacious and detached three bedroom bungalow conveniently situated on Marshlands Road. A stones throw from excellent local amenities, good transport links nearby and catchment for highly acclaimed schools including Woodfall Primary School. The bungalow has been well maintained and offers further scope for development - subject to relevant planning consents.

In brief, the property accommodation comprises; porch, living room, dining room, kitchen, conservatory, utility room, three bedrooms and a beautifully refitted bathroom.

Externally, there is a large lower level driveway providing ample off road parking, steps up to the bungalow, a large front garden mainly laid to lawn with established shrubs and trees, two spacious side access points, a small pond, the rear garden offers privacy and is south facing being predominantly laid to lawn with secure boundaries and established shrubs and trees.

With the added benefit of no ongoing chain, early viewing is advised, call Hewitt Adams today on 0151 336 0808.

Porch

5'10 x 5'00 (1.78m x 1.52m)

Composite front door to porch, window to front and side, quarry tile flooring, further door to living room;

Living Room

14'01 x 12'10 (4.29m x 3.91m)

Window to front and side elevation, central heating radiator, gas fire, door to bedroom, opening to dining room;

Dining Room

11'01 x 9'10 (3.38m x 3.00m)

Window to side elevation, central heating radiator, tiled flooring, doors to;

Kitchen

10'07 x 9'06 (3.23m x 2.90m)

Comprising a range of wall and base units with roll top work surfaces incorporating sink and drainer, space for fridge and freezer, dishwasher, cooker, gas hob, central heating radiator, window to side aspect, door to conservatory.

Conservatory

11'07 x 9'06 (3.53m x 2.90m)

Windows to rear aspect, French doors opening to garden, tiled flooring, door to boiler cupboard, door to utility.

Utility

Window to side elevation, further work top space and cupboards with space for washing machine.

Inner Hall

Tiled flooring, loft access hatch, doors to;

Bedroom

10'04 x 9'11 (3.15m x 3.02m)

Window to side elevation, central heating radiator, built in wardrobe.

Bedroom

10'07 x 10'01 (3.23m x 3.07m)

Window to rear and side elevation, central heating radiator.

Bathroom

7'01 x 6'08 (2.16m x 2.03m)

A beautifully refitted bathroom comprising; WC, bath with shower over, wash hand basin, central heating radiator, tiled, window to rear elevation.

Bedroom

10'00 x 10'00 (3.05m x 3.05m)

Window to front and side elevation, central heating radiator.

