



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.

## Morland Avenue, Neston, CH64 9RP

£242,500

3 Bedroom 1 Reception 1 Bathroom C

\*\*\*Fantastic First Time Buy or Investment Property - Generous Plot - Sought After Location\*\*\*

Hewitt Adams are delighted to welcome this attractively priced, three bedroom semi detached house on Morland Avenue. A stones throw from excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has been meticulously maintained by the current owners and really must be viewed to fully appreciate everything this property has to offer. The property would make an ideal first time buy - being exempt from stamp duty or buy to let property for Leahurst students and would achieve in the region of £1000 per calendar month.

In brief the property accommodation affords; porch, entrance hall, living room, open plan kitchen diner, WC. To the first floor there are three well sized bedrooms and a beautifully refitted family bathroom.

Externally, to the front of the property there is a block paved driveway providing ample off road parking for multiple vehicles, fenced boundaries, gated access to the rear. The rear garden is beautifully landscaped with a large Indian stone patio, a decked area, timber garden shed, laid to lawn section, secure boundaries.

Viewing is highly advised, please call Hewitt Adams on 0151 336 0808 to arrange your viewing.

**Porch**

uPVC front door, windows to front and side, door to entrance hallway;

**Hall**

12'10 x 6'05 (3.91m x 1.96m)

Central heating radiator, stairs to first floor, storage cupboard, doors to;

**WC**

Window to side elevation, WC, tiled.

**Kitchen/Diner**

22'11 x 10'11 (6.99m x 3.33m)

An extended kitchen comprising a range of well appointed wall and base units with complimentary work tops incorporating sink and drainer, cooker, gas hob, space for washing machine and fridge freezer, tiled splash back, central heating radiator, windows to rear and front elevation, door leading outside.

**Living Room**

18'00 x 11'03 (5.49m x 3.43m)

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

**Landing**

Window to front elevation, loft access hatch, doors to;

**Bedroom 1**

10'06 x 12'11 (3.20m x 3.94m)

Window to rear elevation, central heating radiator, fitted wardrobes, storage cupboard.

**Bedroom 2**

12'01 x 10'06 (3.68m x 3.20m)

Window to rear and side elevation, central heating radiator,

**Bedroom 3**

11'09 x 6'04 (3.58m x 1.93m)

Window to front elevation, central heating radiator.

**Bathroom**

7'11 x 6'01 (2.41m x 1.85m)

A beautifully refitted bathroom comprising; WC, bath with

shower over, wash hand basin with vanity unit, inset spotlights, tiled, heated towel radiator, window to rear aspect.

