



## Manorial Road South, Neston, CH64 6US

£725,000

 4 Bedroom
  3 Reception
  2 Bathroom
  D

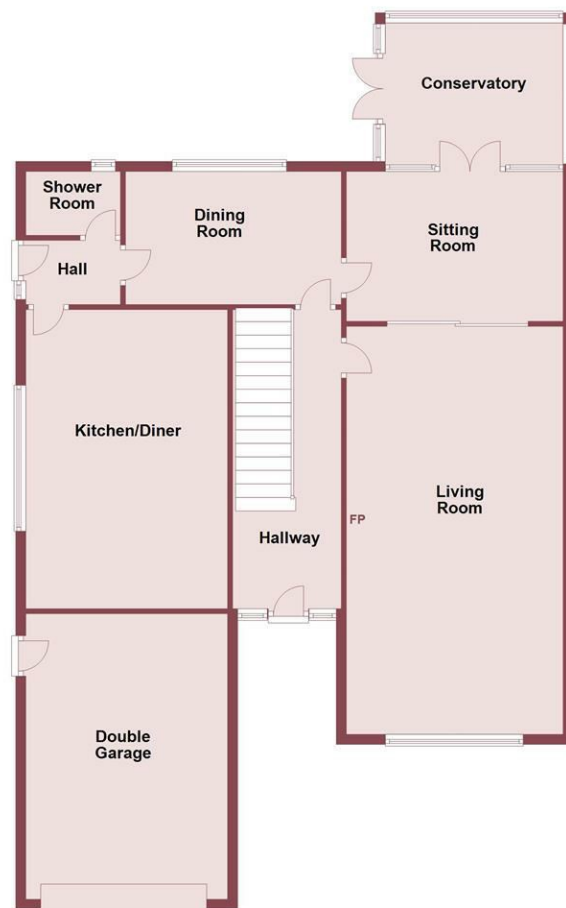
**\*\*Private South Facing Garden - Impressive Views of The Welsh Hills and Dee Estuary - No Chain -Four Double Bedrooms\*\***

Hewitt Adams are excited to be the agent of choice to showcase 'Badentoy' a rare opportunity to acquire this substantial FOUR double bedroom detached house on Manorial Road South - known for its impressive undisturbed views of the Welsh Hills and Dee Estuary. The property occupies a generous and private plot and is ideally situated towards the end of Manorial Road South . The property does require modernisation but has the potential to create a fantastic family home and really must be viewed to appreciate everything it has to offer. Further boasting gas central heating, double glazing, ample off road parking and a double garage. Manorial Road South is a short distance from Neston Town Centre and all its excellent local amenities, good transport links and catchment area for highly acclaimed schools. Also within proximity of Parkgate Promenade which has award winning bars and restaurants, coffee shops and ice cream shops.

In brief the bright and spacious property accommodation comprises: Entrance hallway, living room, kitchen/breakfast room, dining room, ground floor shower room, sitting room leading to the conservatory. There are four well proportioned bedrooms. There is also a family bathroom.

Externally, to the front of the property there is a large driveway providing ample off road parking for numerous vehicles, a good size front garden mainly laid to lawn with well stocked borders comprising mature shrubs and trees, low level brick wall boundary to front, garage access, access both sides of the property leading to the rear garden. The rear garden is extensive and is predominantly laid to lawn with established borders, patio area with views of the Welsh Hills and Dee Estuary. This garden offers a high degree of privacy and is south west facing.

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.

### Hall

18'05 x 6'10 (5.61m x 2.08m)

uPVC front door to hallway, stairs to first floor, central heating radiator, storage cupboard, doors to;

### Living Room

24'09 x 13'10 (7.54m x 4.22m)

Window to front elevation, two central heating radiators, gas fire, opening to sitting room;

### Sitting Room

13'10 x 11'01 (4.22m x 3.38m)

Central heating radiator, double doors leading to conservatory;

### Conservatory

11'02 x 10'11 (3.40m x 3.33m)

Windows to rear overlooking the garden, French doors leading outside.

### Dining Room

13'11 x 9'10 (4.24m x 3.00m)

Window to rear elevation, central; heating radiator, door to;

### Rear Hall

5'11 x 4'01 (1.80m x 1.24m)

Door leading outside, doors into;

### Shower Room

5'10 x 5'03 (1.78m x 1.60m)

WC, wash hand basin, shower cubicle, central heating radiator, window to rear.

### Kitchen

17'10 x 12'10 (5.44m x 3.91m)

A spacious kitchen comprising a range of well appointed wall and base units with Granite work surfaces incorporating one and half sink and drainer, appliances include; double oven, fridge, freezer, dishwasher, washing machine, gas hob. central heating radiator, window to side aspect, inset spotlights,.

### Landing

Window to front aspect, central heating radiator, storage cupboard, doors to;

### Bedroom

14'06 x 13'11 (4.42m x 4.24m)

Window to rear elevation with far reaching views, central heating radiator, cupboards.

### Bedroom

14'10 x 12'10 (4.52m x 3.91m)

Window to side elevation, central heating radiator, eaves storage and fitted wardrobes.

### Bedroom

12'00 x 11'11 (3.66m x 3.63m)

Window to rear elevation, central heating radiator, built in cupboard.

### Bedroom

13'03 x 11'10 (4.04m x 3.61m)

Window to front elevation, central heating radiator.

### Bathroom

8'04 x 7'11 (2.54m x 2.41m)

Comprising; WC, wash hand basin, bath with shower over, window to rear aspect, central heating radiator.

### Double Garage

With roller shutter door, lighting and power.

