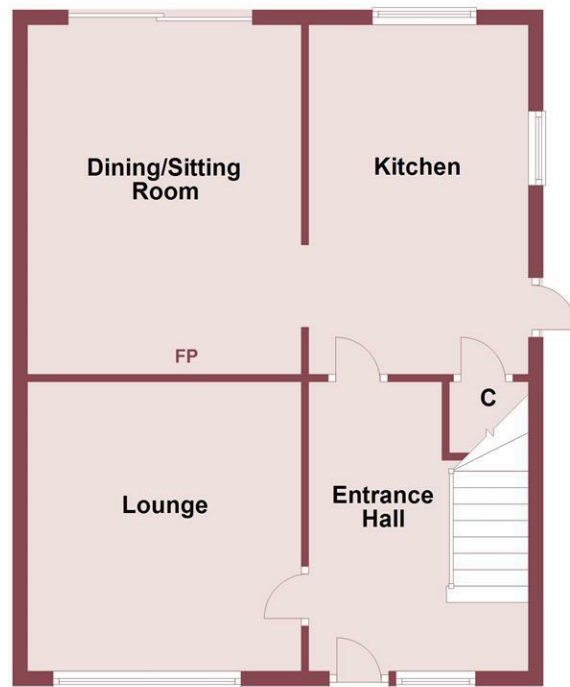
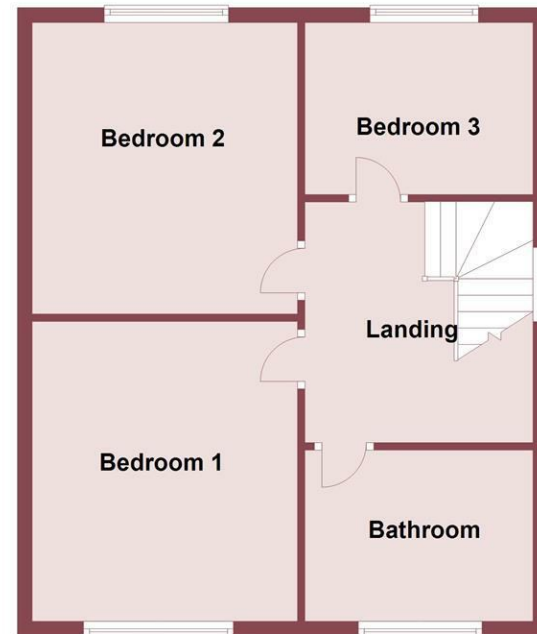




Ground Floor



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.

Lees Lane, Little Neston, CH64 4DD

£295,000

3 Bedroom 2 Reception 1 Bathroom D

****Highly Regarded Location - Generous Plot and Position - Stunning and Private Rear Garden****

Hewitt Adams are delighted to offer this EXTENDED three-bedroom semi-detached house situated on a generous plot on the ever so popular Lees Lane. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts a private and generous plot and offers even further scope for development (subject to relevant planning consents) off road parking, double glazing and gas central heating.

In brief the accommodation comprises, entrance hallway, lounge, extended kitchen, dining/sitting room.

To the first floor there are three well sized bedrooms and a bathroom.

Externally, to the front of the property there is a driveway providing off road parking for numerous vehicles, gated access into garden and a private front garden and garage access.

The rear garden is extensive and offers high degree of privacy being mainly laid to lawn with secure boundaries and established borders, a wild garden.

Early viewing is advised, please call Hewitt Adams on 0151 336 0808 to arrange.

Entrance Hall

13'01 x 5'09 (3.99m x 1.75m)

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

Lounge

11'08 x 8'11 (3.56m x 2.72m)

Window to front aspect, central heating radiator.

Kitchen

20'02 x 8'00 (6.15m x 2.44m)

A beautifully refitted kitchen comprising a range of well appointed base units with complementary work surfaces incorporating one and half sink and drainer, double oven, induction hob, space for dishwasher and fridge freezer. Stone tiled flooring, boiler cupboard, window to rear and side aspects, storage cupboard, opening to;

Dining/Sitting Room

21'08 x 10'08 (6.60m x 3.25m)

Sliding doors to rear aspect, central heating radiator, inset gas fire.

Landing

Window to side elevation, loft access, doors to;

Bedroom 1

12'09 x 10'10 (3.89m x 3.30m)

Window to front aspect, central heating radiator.

Bedroom 2

12'09 x 11'01 (3.89m x 3.38m)

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

Bedroom 3

8'04 x 7'07 (2.54m x 2.31m)

Window to rear aspect, central heating radiator.

Bathroom

8'01 x 5'09 (2.46m x 1.75m)

Comprising; WC, wash hand basin with vanity, bath with shower over, heated towel radiator, window to front aspect, part tiled.

Garage

Up and over door. lighting and power.

Utility

Window to rear, space and plumbing for washing machine and tumble dryer.

