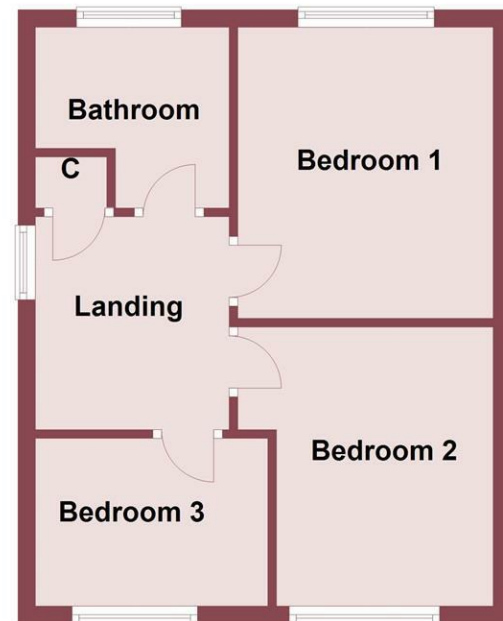




**Ground Floor**



**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.

## Henley Road, Neston, CH64 0SG

£259,000

3 Bedroom 
 2 Reception 
 1 Bathroom 
 E

\*Perfect First Time Buy or Investment - Open Plan and Extended Kitchen - Private Southerly Facing Garden\*

Hewitt Adams are excited to showcase this deceptively spacious, three-bedroom semi-detached house on Henley Road. A short journey from excellent local amenities, good transport links and catchment for highly acclaimed schools including Woodfall Primary School. This property would make a fantastic first time buy - with no stamp duty incurred for first time buyers or an investment opportunity and would achieve circa £1000 PCM in rental income.

Further affording gas central heating and double glazing throughout.

In brief the bright and deceptively spacious accommodation comprises; entrance hallway, WC, living room, open plan kitchen diner with Velux windows. The first floor offers landing with storage leading to three well proportioned bedrooms - There is also a beautifully fitted bathroom.

Externally, to the front of the property there is a gravel driveway providing off road parking, garage access, gated access to the garden.

The garden offers a high degree of privacy and has secure borders, pergola perfect for entertaining, patio area and side access into the garage.



### Entrance Hallway

14'00 x 6'00 (4.27m x 1.83m)

uPVC front door to hallway, stairs to first floor, under stair storage, doors to;

### WC

4'08 x 2'09 (1.42m x 0.84m)

Window to front aspect, WC, wash hand basin, central heating radiator.

### Kitchen/Diner

17'11 x 17'05 (5.46m x 5.31m)

A open plan and extended kitchen comprising a range of well appointed wall and base units with a centre island, complimentary worktops incorporating sink and drainer, double oven, gas hob, space for fridge freezer, space and plumbing for washing machine and tumble dryer, tiled splash back, window to rear and side aspect, two Velux windows, French doors leading outside.

### Living Room

13'05 x 10'11 (4.09m x 3.33m)

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

### Landing

Window to side elevation, storage cupboard, doors to;

### Bedroom 1

12'00 x 10'04 (3.66m x 3.15m)

Window to rear aspect, central heating radiator.

### Bedroom 2

13'07 x 11'09 (4.14m x 3.58m)

Window to front aspect, central heating radiator.

### Bedroom 3

11'03 x 8'07 (3.43m x 2.62m)

Window to front aspect, central heating radiator.

### Bathroom

7'07 x 5'07 (2.31m x 1.70m)

Comprising; Bath with shower over, WC, wash hand basin with vanity unit, part tiled, heated towel radiator, window to rear elevation.

### Garage

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

