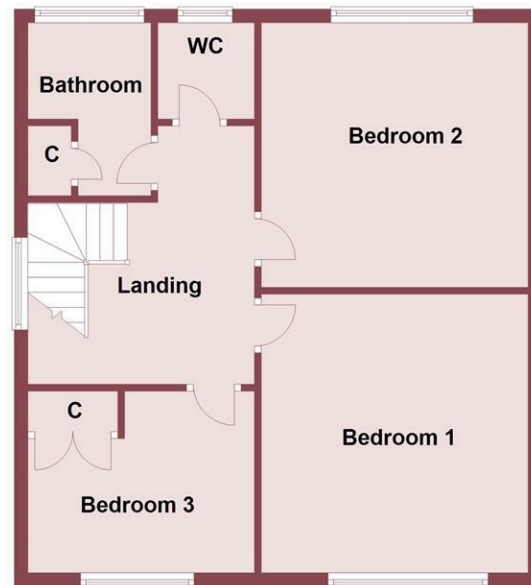




Ground Floor



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.

## The Quillet, Neston, CH64 9QH

£289,500

3 Bedroom
 2 Reception
 1 Bathroom
 E

\*Highly Regarded Location - HUGE Scope and Potential - No Onward Chain - Generous Corner Plot\*

Hewitt Adams are delighted to offer this lovely three-bedroom semi-detached house situated on a corner plot on the ever so popular The Quillet. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts further scope for development (subject to relevant planning consents) off road parking, double glazing and a garage and outbuildings.

In brief the accommodation comprises, porch, entrance hallway, lounge opening to dining room, kitchen, rear porch and ground floor WC.

To the first floor there are three well sized bedrooms and a bathroom with separate WC

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

There is a large space to the side of the property which has mature trees, apple trees and shrubs, gated access to the rear. The rear garden is a manageable size and very private, established hedgerow boundaries, a bricked outbuilding perfect for storage



### Porch

Front door to porch, further door to entrance hallway;

### Entrance Hallway

Stairs to first floor, central heating radiator, understairs storage cupboard, meter cupboard, doors to;

### Living Room

16'11 x 11'04 (5.16m x 3.45m)

Box bay window to front aspect, central heating radiator, sliding doors to dining room.

### Kitchen

11'04 x 8'06 (3.45m x 2.59m)

Comprising a range of wall and base units with roll top worktops incorporating sink and drainer, space and plumbing for washing machine, space for fridge freezer, cooker, new boiler and cupboard, window to side, door to rear porch.

### Rear Porch

Window and door to rear, door to WC

### WC

5'04 x 5'01 (1.63m x 1.55m)

Window to rear, WC, wash hand basin.

### Dining Room

11'05 x 10'05 (3.48m x 3.18m)

Central heating radiator, sliding doors leading outside, door to kitchen.

### Landing

Window to side aspect, loft hatch, doors to;

### Bedroom 1

16'03 x 11'06 (4.95m x 3.51m)

Window to front elevation, central heating radiator.

### Bedroom 2

11'02 x 10'05 (3.40m x 3.18m)

Window to rear elevation with views of Welsh Hills, central heating radiator.

### Bedroom 3

12'08 x 7'09 (3.86m x 2.36m)

Window to front elevation, central heating radiator, storage cupboard.

### Bathroom

8'08 x 5'07 (2.64m x 1.70m)

Comprising, bath with shower over, wash hand basin, airing cupboard, window to rear.

### WC

Window to rear, WC.

### Garage

Up and over door, side door.

