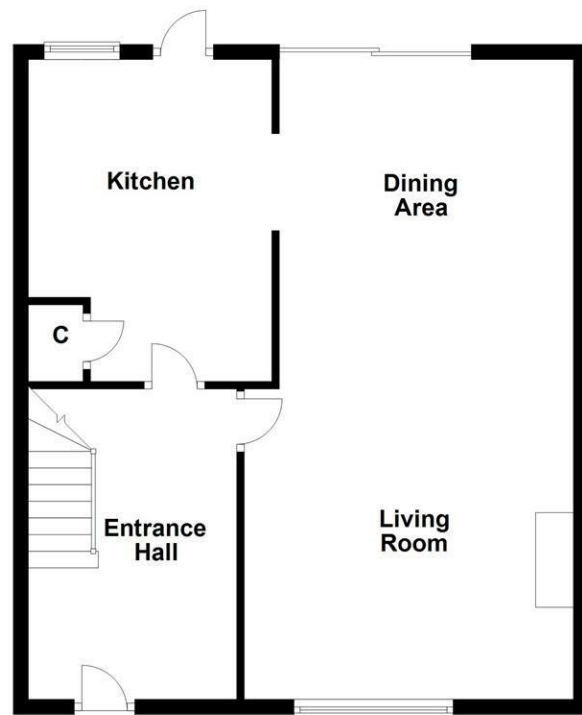
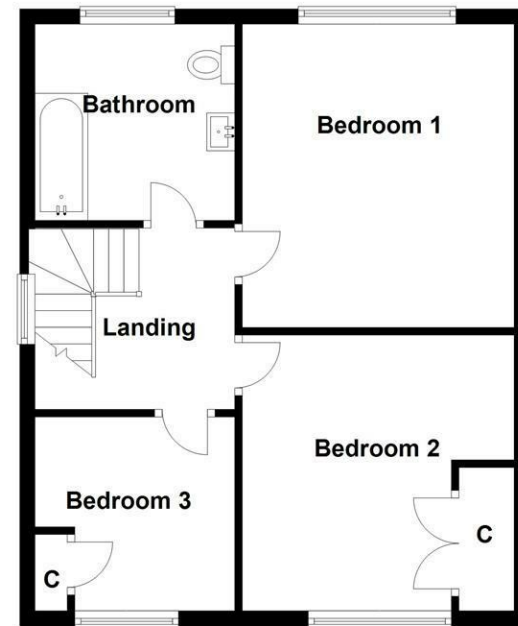




Ground Floor



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.

West Vale, Neston, CH64 0SF

£270,000

🛏️ 3 Bedroom 🛋️ 1 Reception 🚿 1 Bathroom 📊 C

Perfect First Time Buy or Investment - Recently Undergone a Scheme of Improvements

Hewitt Adams are excited to showcase this beautifully presented three-bedroom semi-detached house on West Vale. 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.

Some of the recent upgrades includes; full rewire, brand new gas central heating boiler and radiators and newly installed double glazed windows and doors throughout, a stunning refitted bathroom and freshly plastered ready for the purchaser to decorate to their preference.

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

Externally, to the front of the property there is a brick set driveway providing off road parking, a front lawn, gated area to the side of the property, garage access, gated access to the garden. Also, conveniently located to West Vale Park.

Hall

11'08 x 5'11 (3.56m x 1.80m)

Composite front door to hallway, laminate flooring, central heating radiator, stairs to first floor, doors to;

Lounge/Diner

24'00 x 11'04 (7.32m x 3.45m)

Window to front aspect, central heating radiator, laminate flooring, sliding doors to rear.

Kitchen

10'08 x 8'05 (3.25m x 2.57m)

Comprising a range of wall and base units with roll top work surfaces incorporating one and half sink and drainer with mixer tap, integrated cooker and fridge freezer, space and plumbing for washing machine, storage cupboard housing newly installed boiler, window and door to rear.

Landing

Window to side aspect, doors to;

Bedroom 1

11'06 x 11'06 (3.51m x 3.51m)

Window to rear aspect, central heating radiator.

Bedroom 2

12'05 x 11'07 (3.78m x 3.53m)

Window to front aspect, central heating radiator, built in storage.

Bedroom 3

9'09 x 8'09 (2.97m x 2.67m)

Window to front aspect, central heating radiator, built in storage.

Bathroom

8'08 x 5'11 (2.64m x 1.80m)

A stunning bathroom comprising; WC, wash hand basin with vanity unit, bath with shower over, heated towel radiator, window to rear.

Garage

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

Loft

Pull down loft ladder, boarded, lighting.

