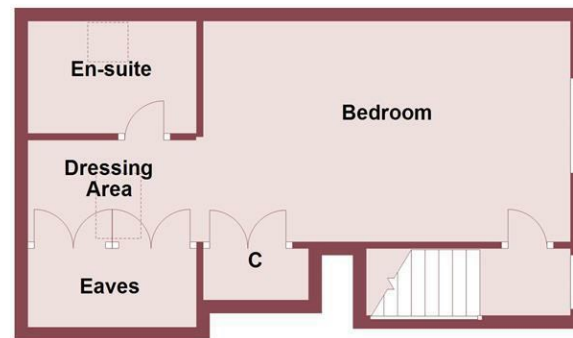




Ground Floor



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 Priory, Neston, CH64 3ST

£325,000

3 Bedroom
 2 Reception
 2 Bathroom
 C

**\*\*No Onward Chain - Immaculate Inside and Out - Deceptively Spacious Bungalow - Sought After Location\*\***

Hewitt Adams is delighted to offer to the market for sale this beautifully presented three bedroom semi-detached bungalow with a huge amount of kerb appeal, ideally located on The Priory. A short walk/drive from excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has been well maintained by the present owner and really must be viewed to fully appreciate everything this bungalow has to offer. Further boasting gas central heating, double glazing throughout and ample off-road parking with a separate garage.

In brief the accommodation comprises: porch, entrance hallway, kitchen, lounge, leading into a conservatory, there are two double bedrooms to the ground floor and a beautifully fitted bathroom. The property also has a spacious bedroom to the first floor with dressing area and ensuite.

Externally, to the front of the property there is a large brick set driveway providing ample off-road parking, a low level wall boundary to the front. double gates leading to the rear. At the back of the property there is a low maintenance, private garden, stocked borders comprising flowers, mature shrubs secure fenced boundaries, garage access.

Viewing is highly advised, especially with the added benefit of no ongoing chain.

## Porch

Double doors to porch, further door to hallway;

## Entrance Hallway

12'06 x 6'10 (3.81m x 2.08m)

Central heating radiator, stairs to first floor, doors leading to;

## Living Room

14'07 x 13'00 (4.45m x 3.96m)

Central heating radiator, gas fire with surround, French doors to conservatory;

## Conservatory

11'11 x 9'00 (3.63m x 2.74m)

Windows to rear elevations, central heating radiator, tiled flooring, French doors leading outside.

## Kitchen

12'05 x 12'04 (3.78m x 3.76m)

A range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer, double oven, hob with extraction, fridge and freezer, dishwasher, tiled splash back, window to rear and side, door leading outside.

## Bedroom

13'10 x 9'04 (4.22m x 2.84m)

Window to front elevation, central heating radiator.

## Bedroom

13'06 x 10'11 (4.11m x 3.33m)

Window to front elevation, central heating radiator.

## Bathroom

9'03 x 8'01 (2.82m x 2.46m)

A beautifully spacious bathroom comprising; WC, bath, shower cubicle, wash hand basin with vanity units, window to side aspect, inset spotlights, heated towel radiator.

## First Floor

Window to side aspect, central heating radiator.

## Bedroom

16'00 x 9'11 (4.88m x 3.02m)

Window to side elevation, central heating radiator, built in wardrobes, opening to dressing area.

## Dressing Room

9'02 x 6'02 (2.79m x 1.88m)

Velux window, storage cupboards, central heating radiator, door to ensuite.

## Ensuite

8'01 x 6'04 (2.46m x 1.93m)

A spacious ensuite comprising; WC, wash hand basin, shower, central heating radiator, fully tiled, Velux window.

## Garage

Door to front and side, lighting and power.

