



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.

Bendee Road, Little Neston, CH64 9QQ

£349,950

5 Bedroom 2 Reception 3 Bathroom D

****Fantastic Family Home - No Onward Chain - Sought After Bendee Road - Completely Private Garden Backing onto The Wirral Way****

Hewitt Adams are delighted to showcase this EXTENDED, five bedroom family home on the extremely popular Bendee Road. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The Wirral Way is also extremely accessible for walking and cycling routes. The property has been well maintained by the current owners and really must be viewed to fully appreciate everything this family home has to offer.

Further affording gas central heating and double glazing throughout.

In brief the bright and spacious accommodation affords; porch, entrance hallway, spacious WC, living room, kitchen/diner, a further reception room. To the first floor there are five well sized bedrooms, the master affording an ensuite. There is also a family bathroom.

Externally, to the front of the property there is a driveway providing off road parking for multiple vehicles, low level wall boundary to front, side access to the rear.

The rear sunny garden offers complete privacy with having the Wirral Way behind, large patio area, the garden is mainly laid to lawn with secure boundaries, a brick built garden store.

Porch

6'07 x 4'02 (2.01m x 1.27m)

uPVC door to porch, further door to hallway, windows to side,

Hallway

15'06 x 5'06 (4.72m x 1.68m)

Stairs to first floor, tiled flooring, built in cupboard, central heating radiator, doors to;

Lounge

13'07 x 11'06 (4.14m x 3.51m)

Bay window to front elevation, central heating radiator, fireplace with wood burning stove.

Sitting Room

22'08 x 11'06 (6.91m x 3.51m)

Sliding doors to rear, central heating radiator, Large Velux window, fireplace.

Kitchen Diner

19'02 x 16'10 (5.84m x 5.13m)

An extended kitchen creating a spacious and open kitchen diner comprising a range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer, space for fridge freezer, space and plumbing for washing machine, gas hob, double oven, space for dishwasher, windows to rear, door to side, Velux window, central heating radiator.

WC

7'00 x 6'03 (2.13m x 1.91m)

WC, wash hand basin with vanity, window to side elevation, towel radiator.

Garage

12'11 x 10'00 (3.94m x 3.05m)

Lighting and power, roller door to front elevation,

Landing

Loft access hatch, doors to;

Master Bedroom

16'03 x 9'01 (4.95m x 2.77m)

Window to rear elevation, central heating radiator, built in cupboards, door to ensuite.

Ensuite

6'01 x 4'06 (1.85m x 1.37m)

A spacious ensuite comprising; WC, shower cubicle, wash hand basin, tiled, towel radiator.

Bedroom 2

13'04 x 10'11 (4.06m x 3.33m)

Window to front elevation, central heating radiator, feature fireplace.

Bedroom 3

12'06 x 10'11 (3.81m x 3.33m)

Window to rear elevation, central heating radiator, feature fireplace, built in cupboards.

Bedroom 4

12'03 x 9'03 (3.73m x 2.82m)

Window to front elevation, central heating radiator, built in cupboards.

Bedroom 5

8'01 x 6'01 (2.46m x 1.85m)

Window to front elevation, central heating radiator.

Bathroom

6'02 x 6'00 (1.88m x 1.83m)

Comprising; WC, bath, wash hand basin, tiled, central heating radiator.

