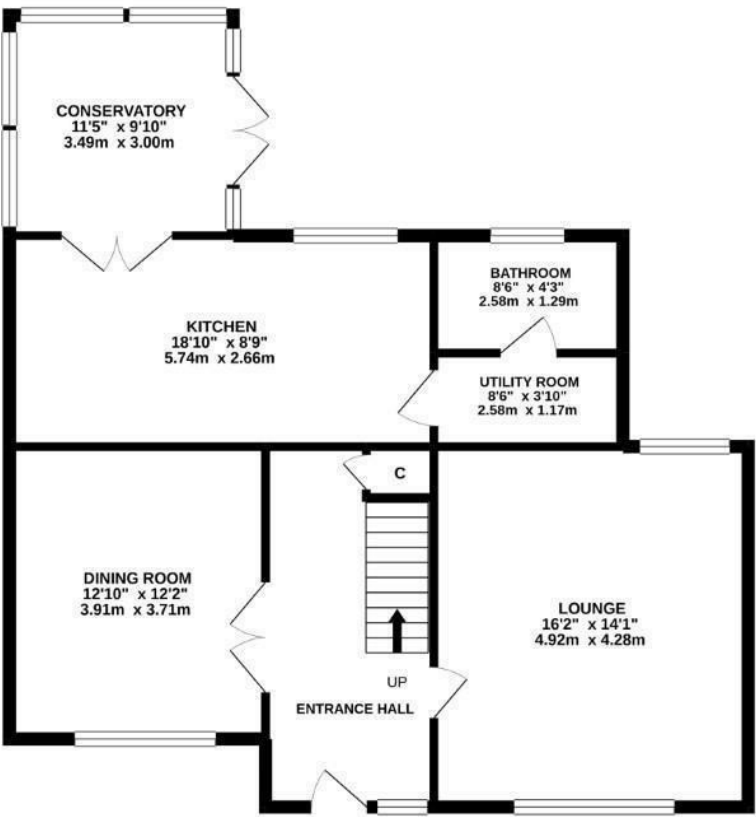
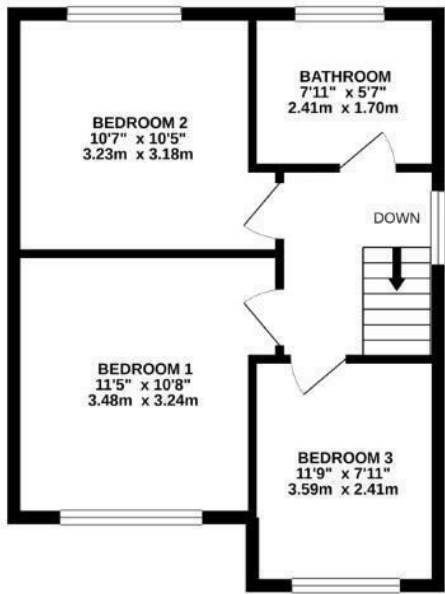




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Merton Close, Neston, Cheshire CH64 0TR

Best Offers Around £365,000

3 Bedroom 3 Reception 2 Bathroom D

**\*\*Perfect Family House With Further Scope To Extend - Sought After Area - South West Facing Garden - A MUST VIEW PROPERTY\*\***

Hewitt Adams are delighted to offer to the market for sale this substantial, immaculately presented three bedroom detached family house to the market on Merton Close Little Neston. A short distance from excellent local amenities, good transport links and a catchment area for highly acclaimed schools. The property is a perfect family house with versatile accommodation and further boasts gas central heating, double glazing throughout and ample off road parking.

In brief the spacious accommodation affords; entrance hall, downstairs shower room, lounge, kitchen, utility room dining room and conservatory.

To the first floor there are three well proportioned bedrooms and family bathroom with further scope to create a fourth bedroom over the garage (subject to relevant planning consents)

Externally, The property occupies a generous plot and to the front of the property there is a large driveway providing ample off road parking, laid to lawn section with well stocked borders. The rear of the property offers a well maintained garden mainly laid to lawn with well stocked planter borders comprising shrubs and trees, a patio area perfect for enjoying the summer sun, fenced boundaries, two garden sheds. The garden also offers a high degree of privacy and is SOUTH WEST FACING.



Entrance Hall

Under stairs storage cupboard.

Lounge

16'2" x 14'1" (4.93m x 4.29m )

Spacious lounge with UPVC windows to rear and front aspect, electric fire and Radiators.

Dining Room

12'10" x 12'2" (3.91m x 3.71m )

UPVC window to front and side aspect and radiator.

Kitchen

18'10" x 8'9" (5.74m x 2.67m )

Kitchen benefitting from a range of wall, base and drawer units, built in Fridge and Freezer, Neff Cooker, Neff induction hob. UPVC Window and UPVC Double opening doors to rear elevation leading to conservatory. Door in to Utility Room/Downstairs Bathroom.

Conservatory

11'5" x 9'10" (3.49 x 3.00 )

Utility

8'6" x 3'10" (2.59m x 1.17m )

Door leading in to family bathroom. Utility Room housing Worcester Boiler.

Shower Room

8'6" x 4'3" (2.59m x 1.30m)

Frosted pane UPVC window to rear aspect. Three piece suite, Low flush WC, Wash hand basin with storage cupboard below, Walk in shower. Tiled walls.

Landing

Window to side, loft access, doors to;

Bedroom 1

11'5" x 10'8" (3.48m x 3.25m )

UPVC window to front aspect. Radiator, fitted wardrobes.

Bedroom 2

10'7" x 10'5" (3.23 x 3.18)

UPVC window to Rear aspect. Radiator, fitted wardrobes.

Bedroom 3

11'9" x 7'11" (3.58m x 2.41m )

UPVC window to front aspect. Radiator.

Bathroom

7'11 x 5'7 (2.41m x 1.70m)

UPVC frosted pane window to rear aspect. Modern Three Piece suite, Low flush WC, Pedestal wash hand basin and bathtub. Radiator.

