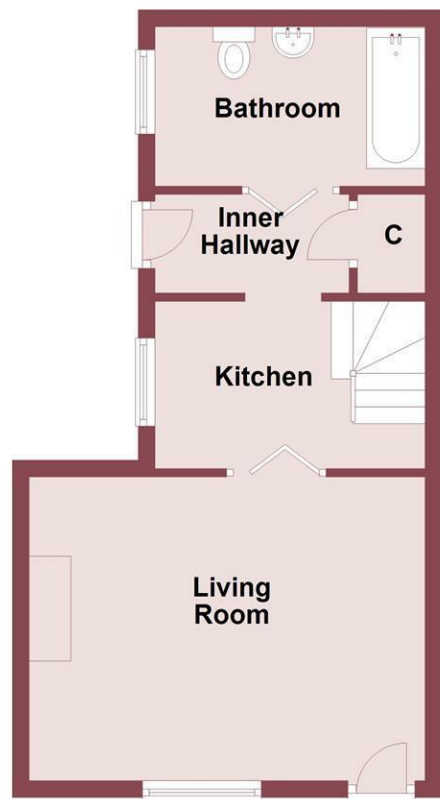




Ground Floor



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.

Town Lane, Little Neston, CH64 4DE  
£189,950

2 Bedroom 1 Reception 1 Bathroom

\*Attention First Time Buyers or Investors - Private Rear Garden and Garage - A Must View property\*

Hewitt Adams are delighted to offer to the market this deceptively spacious and beautifully presented two bedroom end terrace on Town Lane in the heart of Little Neston. A stone's throw from excellent local amenities, fantastic schools including the rated outstanding by Ofsted Woodfall Primary School, and fabulous transport links. The property has undergone a scheme of improvements by the current owners and really must be viewed to fully appreciate what this cottage has to offer - it would make a lovely first time home.

The property also offers double glazing throughout.

In brief the property accommodation comprises; spacious lounge, kitchen, two bedrooms and beautifully fitted bath room to the ground floor.

Externally, the property occupies an elevated position on Town Lane, there is also a driveway providing off road parking. To the rear the property has a pretty, sunny garden mainly laid to lawn, fenced boundaries a paved patio area and a garage.

This property would make a perfect first time buy or investment - please call 0151 336 0808 to arrange your viewing.



**Living Room**

14'01 x 10'02 (4.29m x 3.10m)

Front door to Living room, windows to front elevation, electric heater, electric fire with surround, door to kitchen.

**Kitchen**

11'07 x 7'02 (3.53m x 2.18m)

Comprising a range of units with complementary work surfaces incorporating sink, space for fridge, integrated dishwasher, cooker, window to side elevation, stairs to first floor, opening to inner hallway.

**Inner Hall**

Door leading outside, storage cupboard housing washing machine and freezer, door to bathroom.

**Bathroom**

7'06 x 5'06 (2.29m x 1.68m)

A beautifully fitted bathroom comprising; WC, bath with shower over, wash hand basin with vanity unit, tiled, window to side aspect.

**Landing**

Loft access hatch, doors to;

**Bedroom 1**

14'02 x 10'03 (4.32m x 3.12m)

Windows to front elevation, electric heater, inset spotlights.

**Bedroom 2**

8'00 x 7'03 (2.44m x 2.21m)

Window to side elevation, electric heater, storage cupboard housing boiler.

**Garage**

Up and Over door to front.

