



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.

## Liverpool Road, Neston, Cheshire CH64 3RQ

Offers In The Region Of £425,000

3 Bedroom 2 Reception 1 Bathroom

**\*\*A RARE OPPORTUNITY – DETACHED PROPERTY ON A GENEROUS PLOT OF OVER 1.5 ACRES - NO ONWARD CHAIN\*\***

Hewitt Adams are delighted to offer to the market 'Oaktree' a spacious three bedroom detached bungalow on a generous plot of over 1.5 acres on Liverpool Road, Neston. The property is situated in protected "Green Belt" and is conveniently located close to excellent amenities, good transport with commuter links and in a catchment area for highly acclaimed schools.

The property will require a full scheme of improvements/redevelopment but the buyer would no doubt have a beautiful property on a stunning and extensive plot. The buyer would be responsible to make their own checks and enquiries re any planning consents. With gas central heating throughout the property.

The current bungalow offers many original features with mostly Parquet flooring and in brief comprises; entrance hallway, into a central corridor leading off to living room, kitchen, dining room, three good sized bedrooms, bathroom and an additional separate WC. Outside there is a separate large double garage with attached workshop with power and light as well as a freestanding greenhouse, gated access to the front, an array of mature trees surround the generous plot.

The bungalow is also surrounded by open fields offering a high degree of privacy.

**Entrance Hallway**

8'00 x 6'06 (2.44m x 1.98m)

Composite front door to hallway, BT Telephone point, doors to;

**Living Room**

16'02 x 14'10 (4.93m x 4.52m)

Bay window to front aspect and windows to side, fireplace, radiator, power points, BT Telephone point

**Kitchen**

14'10 x 9'10 (4.52m x 3.00m)

Comprising double drainer sink, tall cupboard and kitchen dresser cabinet all handmade by Paul of Breaston, Millersdale style, with crisp lines and flat frontages with recessed cupboard and drawer handles. Made to last out of high-grade rust-free aluminium. Originally designed to bolt together to create a seamless kitchen. Now vintage and collectable.

**Dining Room**

14'11 x 14'00 (4.55m x 4.27m)

Bay window to side aspect, window to rear, fireplace, radiator, power points

**Inner Hall**

24'02 x 3'09 (7.37m x 1.14m)

Doors to;

**Bedroom**

14'02 x 11'03 (4.32m x 3.43m)

Window to front elevation, radiator, power points

**Bedroom**

13'09 x 11'01 (4.19m x 3.38m)

Window to front elevation, radiator, power points

**Bedroom**

11'02 x 10'10 (3.40m x 3.30m)

Window to rear elevation, radiator, power points

**Bathroom**

9'06 x 5'06 (2.90m x 1.68m)

Comprising, wash hand basin and bath, w.c, window to rear.

**WC**

4'03 x 2'10 (1.30m x 0.86m)

WC.

**Externally & Outbuilding/Garage**

Outside there is a separate large double garage with attached workshop with power and light as well as a freestanding greenhouse, gated access to the front, an array of mature trees surround the generous plot.

