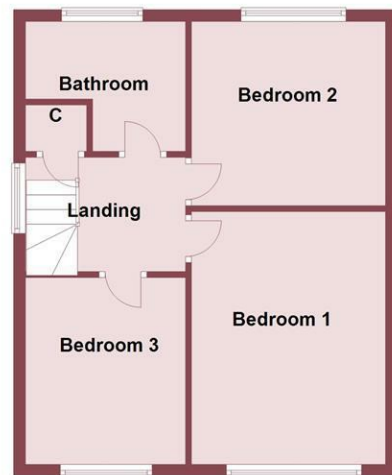




Ground Floor
Approx. 66.5 sq. metres (716.2 sq. feet)



First Floor
Approx. 44.9 sq. metres (483.1 sq. feet)



Total area: approx. 111.4 sq. metres (1199.3 sq. feet)

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.

Hampton Crescent, Neston, CH64 0TW

£295,000

3 Bedroom 2 Reception 1 Bathroom

Perfect Family House - Generous Corner plot with Landscaped Garden - Sought After Location

Hewitt Adams are thrilled to be the agent of choice to market for sale this beautifully presented three bedroom detached house on the highly regarded Hampton Crescent occupying a generous and private corner position. Just a stone's throw from fantastic local amenities, transport links and an outstanding school catchment area including Woodfall Primary School.

Further affording gas central heating with a brand new combination boiler with a 10 year guarantee from 2024, double glazing throughout and a large driveway providing ample off road parking with an electric vehicle charging point!

In brief the accommodation consists of; a welcoming entrance hallway, kitchen, dining room, lounge, a conservatory. To the first floor there are three well sized bedrooms and a bathroom.

Externally to the front of the property there is a large driveway allowing off road parking for numerous vehicles, well stocked border comprising shrubs and trees, garage access, gated access leading to the rear garden.

To the rear of the property there is a beautifully landscaped garden predominantly laid to lawn with artificial grass with well stocked borders of shrubs, trees and flowers, patio area, a garden pond, a further side garden, a summerhouse, this garden offers complete privacy from all aspects.

Hall

19'09 x 7'03 (6.02m x 2.21m)

Composite front door to hallway, window to front and side, central heating radiator, stairs to first floor, doors to;

WC

5'07 x 2'05 (1.70m x 0.74m)

WC, wash hand basin.

Lounge

18'02 x 11'00 (5.54m x 3.35m)

Window to rear aspect, central heating radiator, fireplace, opening to dining room.

Dining Room

12'10 x 10'05 (3.91m x 3.18m)

Window to side aspect, central heating radiator, French doors to conservatory.

Conservatory

10'05 x 9'08 (3.18m x 2.95m)

Windows overlooking the garden French doors leading outside.

Kitchen

16'10 x 7'06 (5.13m x 2.29m)

Comprising a range of well appointed wall and base units with complimentary work surfaces incorporating ceramic sink and drainer, space and plumbing for washing machine and dishwasher, space for fridge freezer, double oven, gas hob with extractor, windows to side and rear aspects, central heating radiator, door leading outside and to dining room.

Landing

Window to side aspect, storage cupboard, doors to;

Bedroom 1

11'06 x 13'08 (3.51m x 4.17m)

Window to front aspect, central heating radiator.

Bedroom 2

11'05 x 10'05 (3.48m x 3.18m)

Window to rear aspect, central heating radiator.

Bedroom 3

10'11 x 8'04 (3.33m x 2.54m)

Window to front aspect, central heating radiator.

Bathroom

5'08 x 7'06 (1.73m x 2.29m)

Comprising; WC, wash hand basin, bath with shower over,

heated towel radiator, tiled, inset spotlights, window to rear elevation.

Garage

Up and over door, door to side.

