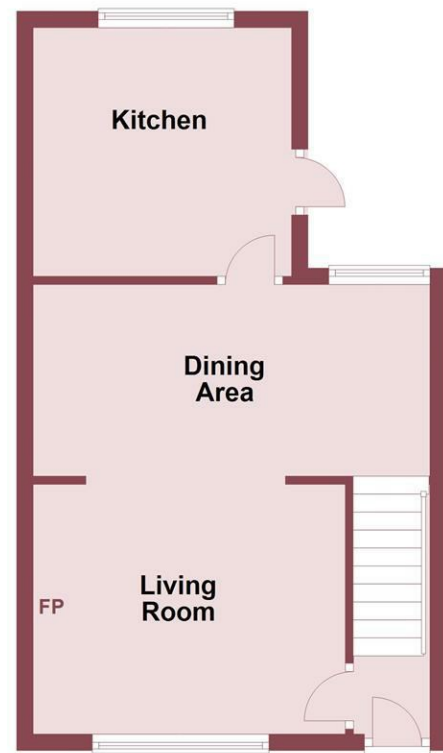
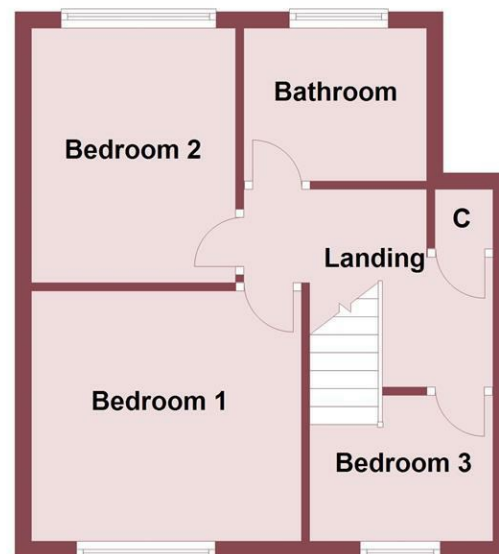




Ground Floor



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.

## Moorfield Drive, Neston, CH64 6SY

£240,000

3 Bedroom 2 Reception 1 Bathroom D

\*No Onward Chain - Fantastic First Time Buy - Parkgate Location - Terrace Cottage\*

Hewitt Adams is delighted to offer to the market a deceptively spacious and well presented, three bedroom terrace house on Moorfield Drive on the doorstep of Parkgate Promenade. Also a short journey to excellent local amenities, fantastic schools including Parkgate Primary School, and fabulous transport links. The property has undergone a scheme of improvements by the current owner and really must be viewed to fully appreciate what this perfect first time buy has to offer. The property also offers double glazing throughout and gas central heating. This property would achieve £1000 PCM in rental income.

In brief the property accommodation comprises; hallway, cosy lounge opening to dining room, a beautifully fitted kitchen. To the first floor there are three well sized bedrooms and a beautifully fitted bathroom.

Externally, there is a double driveway providing off road parking. To the rear, the property has a larger than average garden for a property of this size. Being mostly laid to lawn, secure boundaries and a patio area, this garden is south west facing and has the sun most of the day.

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

**Hall**

uPVC front door, stairs to first floor, door to living room.

**Living Room**

12'09 x 10'07 (3.89m x 3.23m)

Window to front elevation, central heating radiator, inset spotlights, opening to dining area, gas fire.

**Dining Area**

14'01 x 10'09 (4.29m x 3.28m)

Window to rear elevation, inset spotlights central heating radiator, door to kitchen.

**Kitchen**

13'05 x 8'06 (4.09m x 2.59m)

A beautifully fitted comprising a range of wall and base units with complimentary work surfaces incorporating sink and drainer, integrated appliances includes fridge, freezer, dishwasher, washing machine, tumble dryer, oven, gas hob with extractor over. Tiled flooring, window to rear aspect, central heating radiator, door leading outside.

**Landing**

Loft access hatch, storage cupboard, doors to;

**Bedroom 1**

13'04 x 10'10 (4.06m x 3.30m)

Window to front elevation, central heating radiator, fitted wardrobes.

**Bedroom 2**

11'05 x 7'09 (3.48m x 2.36m)

Window to rear elevation, central heating radiator.

**Bedroom 3**

8'06 x 6'09 (2.59m x 2.06m)

Window to front elevation, central heating radiator.

**Bathroom**

6'04 x 5'11 (1.93m x 1.80m)

A fully tiled bathroom comprising; WC, wash hand basin with vanity unit, bath with shower over, heated towel radiator, window to rear elevation.

