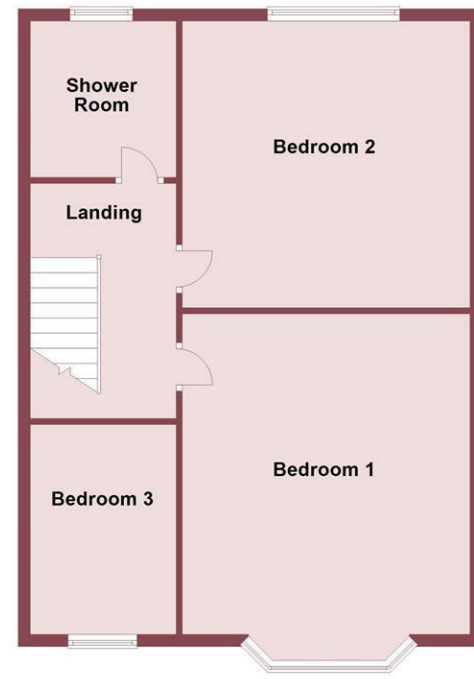




Ground Floor



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.

Hinderton Road, Neston, CH64 9PQ

Offers Over £350,000

 3 Bedroom  2 Reception  1 Bathroom  D

****Edwardian Property - Bursting With Character and Charm - Early 1900's Cottage****

Hewitt Adams is thrilled to showcase this charming and traditional semi-detached cottage oozing character and retaining many original features. The cottage is conveniently located on Hinderton Road just a short walk from Neston Town Centre and all its excellent amenities, good transport links and catchment area for highly acclaimed schools. The property has been meticulously maintained by the current owner and blends period features with a modern twist.

Further boasting gas central heating, off road parking and double glazing.

In brief the bright and spacious accommodation comprises; porch, entrance hallway, living room, beautifully fitted open plan kitchen, dining/family room. To the first floor there are three bedrooms and a spacious shower room. There is also a loft with easy access.

Externally, to the front of the property there is a driveway providing off road parking, a front garden, double gates leading to the rear garden. The rear garden is a generous size, south facing and offers complete privacy, being mainly laid to lawn with well stocked borders comprising mature shrubs, fenced boundaries, a patio perfect for garden furniture. There is also an external utility room, store and WC.

Porch

5'11 x 3'05 (1.80m x 1.04m)

Timber front door to porch, tiled flooring, meter cupboard, further door to hallway;

Entrance Hallway

13'01 x 5'11 (3.99m x 1.80m)

Stairs to first floor, central heating radiator, traditional doors to;

Living Room

14'11 x 12'05 (4.55m x 3.78m)

Bay window to front elevation, central heating radiator, parquet flooring, built in cupboards.

Kitchen/Diner

19'06 x 18'09 (5.94m x 5.72m)

An open plan space with a beautifully fitted kitchen comprising a range of well appointed wall and base units with Granite work surfaces incorporating sink and drainer, appliances includes; Rangemaster cooker, dishwasher, fridge and freezer. Natural lime stone flooring, central heating radiator, understair storage cupboard, window to rear elevation, door to rear and side aspects.

Landing

Window to side elevation, loft access hatch, doors to;

Bedroom 1

14'01 x 12'00 (4.29m x 3.66m)

Window to front elevation, central heating radiator, built in wardrobe.

Bedroom 2

13'08 x 12'00 (4.17m x 3.66m)

Window to rear elevation, central heating radiator.

Bedroom 3

9'00 x 7'00 (2.74m x 2.13m)

Window to front elevation, central heating radiator.

Shower Room

7'01 x 6'01 (2.16m x 1.85m)

Comprising WC, wash hand basin with vanity unit, shower cubicle, fully tiled, inset spotlights, traditional heated towel radiator, window to rear elevation.

Loft

With pull down ladder, lighting, boarded and insulated.

Outbuildings

Utility Room - 8'04 x 7'08 - wall and base units with work surfaces incorporating sink and drainer, space and plumbing for washing machine and tumble dryer, window, tiled flooring.

Store Room

WC

