



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.

## Meadow Lane, Neston, CH64 2TY

£325,000

 3 Bedroom  3 Reception  1 Bathroom 

\*\*\* Sought After Willaston Location - Attractive Detached House - Scope to Extend\*\*\*

Hewitt Adams are delighted to welcome this three/four bedroom detached house in the ever so popular Meadow Lane in the heart of Willaston Village. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. This property would make a lovely family home and has scope for further expansion. There is gas central heating and double glazing throughout

In brief, the property affords a porch leading to entrance hallway, living room opening to dining area, kitchen, ground floor bedroom with WC. The first floor offers three well proportioned bedrooms and a beautifully fitted family bathroom.

Externally, to the front of the property there is a driveway providing ample off road parking, leading to a the garage which has potential for future development. There is aside access leading to the rear.

The rear garden is mainly laid to lawn with fenced boundaries, and a timber garden shed.

Viewing is strongly advised, please call Hewitt Adams today to arrange your viewing.



Porch

uPVC front door to porch, tiled flooring, further door to hallway.

Hall

14'00 x 6'10 (4.27m x 2.08m)  
Stairs to first floor, central heating radiator, storage cupboard, doors to;

Living Room

13'06 x 12'00 (4.11m x 3.66m)  
Window to front aspect, central heating radiator, gas fire with surround, opening to dining room;

Dining Room

12'00 x 10'00 (3.66m x 3.05m)  
French doors to rear elevation, central heating radiator.

Kitchen

11'02 x 9'04 (3.40m x 2.84m)  
Comprising a range of well appointed wall and base units with complementary work surfaces incorporating one and half sink and drainer, double oven, gas hob, fridge, freezer, tiled flooring, window to rear aspect, understairs storage, door to;

Ground Floor Bedroom

16'02 x 7'07 (4.93m x 2.31m)  
French doors to rear, central heating radiator, fitted wardrobes, door to WC.

WC

4'01 x 4'00 (1.24m x 1.22m)  
WC, Wash hand basin, central heating radiator.

Landing

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

Bedroom 1

13'05 x 10'02 (4.09m x 3.10m)  
Window to front elevation, central heating radiator, fitted wardrobes and storage cupboard.

Bedroom 2

11'02 x 10'01 (3.40m x 3.07m)  
Window to rear elevation, central heating radiator

Bedroom 3

10'01 x 6'10 (3.07m x 2.08m)  
Window to front elevation, central heating radiator, storage cupboard.

Bathroom

8'08 x 5'10 (2.64m x 1.78m)  
A beautifully fitted bathroom comprising; WC, wash hand basin with vanity unit, bath, shower cubicle, fully tiled, towel radiator.

Garage

Lighting and power, accessed via up and over door.

