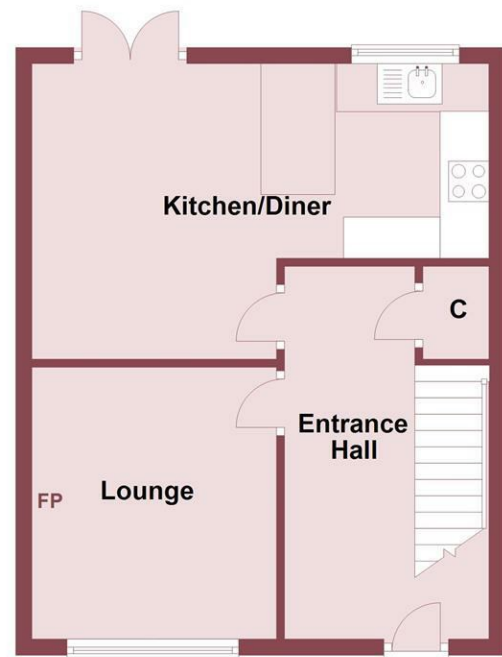
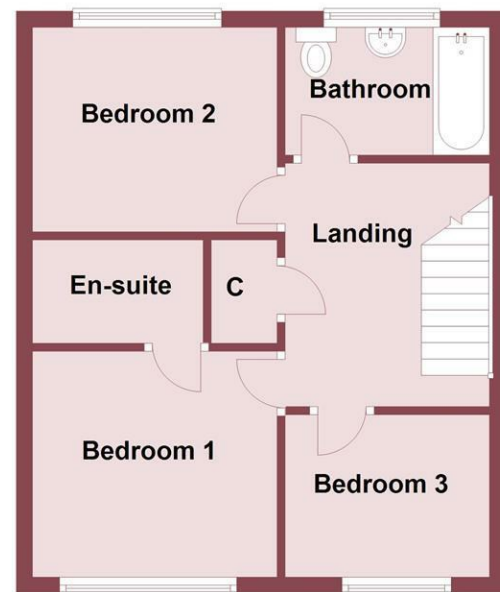




Ground Floor



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.

### Neston Road, Neston, CH64 2XP

£315,000

3 Bedroom 1 Reception 2 Bathroom

\*\*Private Rear Garden and Garage - Willaston Village Location - Beautifully Presented Inside and Out\*\*

Hewitt Adams are delighted to offer to the market this deceptively spacious and beautifully presented three bedroom end terrace on Church Farm Court conveniently located in the heart of Willaston Village. A stone's throw from excellent local amenities, fantastic schools including Willaston Primary School, and fabulous transport links. The property has undergone a scheme of improvements by the current owners and really must be viewed to fully appreciate what this property has to offer - it would make a lovely first time home.

The property also offers gas central heating and double glazing throughout.

In brief the property accommodation comprises; Entrance hallway, cosy lounge, open plan kitchen/diner. To the first floor there are three bedrooms - the master affording a stunning ensuite and a family bathroom.

Externally, there is a driveway providing off road parking with a carport. Further parking in the court. Garage access. To the rear the property has a pretty, sunny garden mainly laid to lawn with stocked borders, fenced boundaries a large decked area and an outdoor home office.

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

**Entrance Hallway**

16'06 x 6'02 (5.03m x 1.88m)

Composite front door to hallway, stairs to first floor, central heating radiator, understairs storage, doors to;

**Living Room**

13'00 x 9'10 (3.96m x 3.00m)

Window to front elevation, central heating radiator, gas fire with surround.

**Kitchen/Diner**

16'05 x 14'05 (5.00m x 4.39m)

An open plan kitchen comprising a range of well appointed wall and base units with solid wood work surfaces incorporating sink and drainer, integrated appliances includes; fridge, freezer, cooker, induction hob, space and plumbing for washing machine. Inset spotlights, undercounter lights, breakfast bar with space for stools, central heating radiator, window and French doors to rear.

**Landing**

Storage cupboard, loft access hatch, doors to;

**Bedroom 1**

10'00 x 10'08 (3.05m x 3.25m)

Window to front elevation, central heating radiator, door to ensuite.

**Ensuite**

6'10 x 5'00 (2.08m x 1.52m)

A beautifully fitted suite comprising; WC, wash hand basin, shower cubicle, towel radiator, inset spotlights.

**Bedroom 2**

10'10 x 9'10 (3.30m x 3.00m)

**Bedroom 3**

7'05 x 6'02 (2.26m x 1.88m)

Window to front elevation, central heating radiator.

**Bathroom**

7'04 x 6'06 (2.24m x 1.98m)

Comprising; WC, wash hand basin, bath, central heating radiator.

**Garage**

Up and over door, lighting and power.

**Home Office**

10'10 x 7'04 (3.30m x 2.24m)

With Glass door and windows, multiple electric points, perfect multi use outbuilding.

**Additional Information**

The property is freehold.

There is a £10 per month maintenance charge for the communal area.

