



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.

Somerville Close, Neston, CH64 0ST

£255,000

3 Bedroom 2 Reception 1 Bathroom C

No Onward Chain - Extended Three Bedroom Semi - Lovely Cul De Sac Location - Generous Rear Garden

Hewitt Adams are delighted to offer to the market for sale this extended three bedroom semi detached house on the ever so sought after Cul De Sac Somerville Close in Little Neston. A short distance from excellent local amenities, good transport links and catchment area for highly acclaimed schools including Woodfall Primary School. The property has had a new roof in the last 2 years and really must be viewed to full appreciate everything this property has to offer.

In brief the accommodation comprises; porch, entrance hallway, kitchen/diner opening to garden room, living room. To the first floor there are three well sized bedrooms and a spacious bathroom.

Externally, to the front of the property there is a driveway providing off road parking, garage access, access leading to the rear garden.

The rear garden is southerly facing, being mainly laid to lawn with established trees and shrubs, a decked area perfect for enjoying the summer sun, greenhouse and garden pond.

Viewing is highly advised, Please call Hewitt Adams to arrange your viewing.

Porch

6'05 x 3'10 (1.96m x 1.17m)

uPVC front door to porch, window to front, further door to hallway.

Entrance Hallway

13'07 x 5'11 (4.14m x 1.80m)

Window to front, stairs to first floor, understairs storage cupboard, doors to;

Living Room

12'10 x 12'08 (3.91m x 3.86m)

Window to front and side aspect, central heating radiator, gas fire with surround.

Kitchen/Diner

19'07 x 8'09 (5.97m x 2.67m)

A bright space comprising a range of wall and base units with work surfaces incorporating one and half sink and drainer, space for fridge freezer, cooker, space and plumbing for washing machine and dishwasher, tiled flooring, window to rear aspect, door to side elevation, opening to garden room.

Garden Room

11'01 x 8'10 (3.38m x 2.69m)

Sliding doors leading outside, window to side aspect, central heating radiator.

Landing

Loft access hatch, doors to;

Bedroom 1

13'00 x 12'01 (3.96m x 3.68m)

Window to front aspect, central heating radiator.

Bedroom 2

13'01 x 10'01 (3.99m x 3.07m)

Window to rear aspect, central heating radiator, storage cupboard.

Bedroom 3

8'03 x 8'00 (2.51m x 2.44m)

Window to front aspect, central heating radiator, storage cupboard.

Bathroom

7'09 x 5'05 (2.36m x 1.65m)

Spacious bathroom comprising; WC, wash hand basin, shower cubicle, two windows to rear, central heating radiator.

Garage

Lighting and power, up and over door, door to side.

