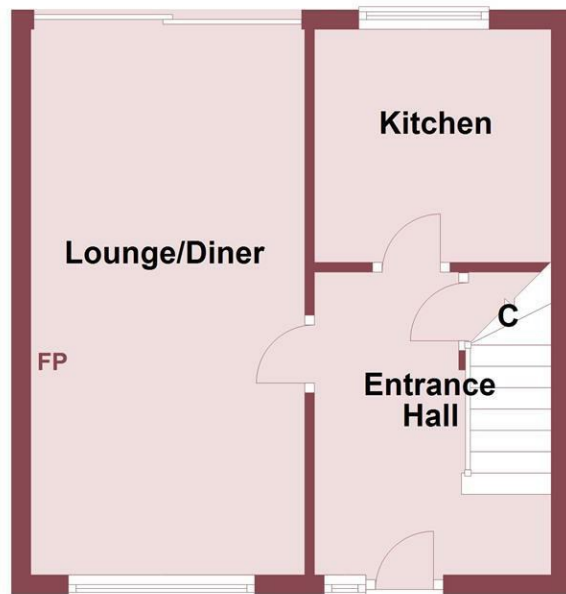
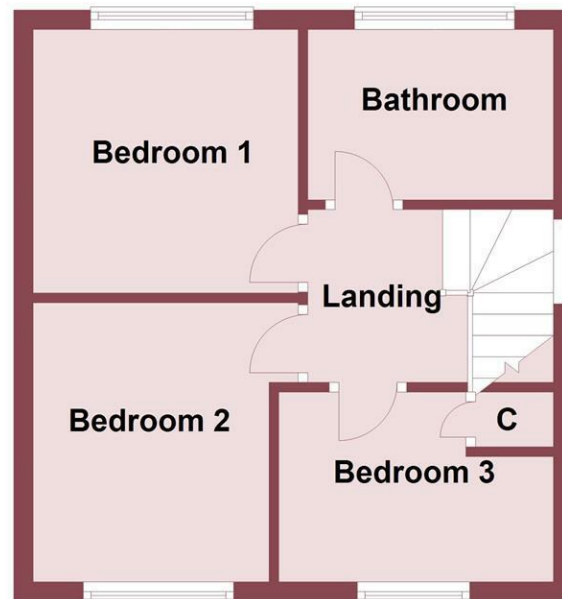




Ground Floor



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.

### Arden Drive, Neston, CH64 0SJ

£299,950

3 Bedroom 1 Reception 1 Bathroom D

\*\*\*No Onward Chain - Attractively Priced Detached House in Sought After Area - Fantastic First Time Buy or Family Home\*\*\*

Hewitt Adams is proud to welcome to the market this attractive and immaculately presented three bedroom house located on Arden Drive, an extremely popular area of Neston, just a short walk to a fantastic range of amenities, useful transport and road links, local schooling and some amazing country walking routes.

In brief the property accommodation comprises; porch, entrance hallway, kitchen, large lounge/diner. To the first floor there are three double bedrooms, and a spacious bathroom.

Externally, to the front of the property there is a large tarmac driveway providing off road parking, a gravel area, gated access leading to the side of the property.

The rear garden is mainly laid to lawn with established and mature borders, secure boundaries, timber shed and a garage perfect for storage.

Viewing appointments are highly advised in order to fully appreciate what this wonderful home has to offer.

**Entrance Hallway**

11'07 x 5'10 (3.53m x 1.78m)

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

**Lounge/Diner**

24'07 x 11'04 (7.49m x 3.45m)

Window to front aspect, two central heating radiators, electric fire, sliding doors to rear.

**Kitchen**

10'11 x 8'03 (3.33m x 2.51m)

Comprising a range of wall and base units with complimentary work surfaces incorporating one and half sink and drainer, fridge, freezer, cooker, space and plumbing for washing machine and tumble dryer. Window to rear elevation.

**Landing**

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

**Bedroom 1**

11'05 x 10'05 (3.48m x 3.18m)

Window to rear aspect with views of The Welsh Hills, central heating radiator.

**Bedroom 2**

12'02 x 11'04 (3.71m x 3.45m)

Window to front aspect, central heating radiator.

**Bedroom 3**

10'03 x 8'08 (3.12m x 2.64m)

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

**Bathroom**

7'11 x 6'01 (2.41m x 1.85m)

A spacious bathroom comprising; WC, wash hand basin with vanity, bath with thermostatic handheld shower, heated chrome towel radiator, window to rear elevation.

