



### Ground Floor



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Plan produced using PlanUp.

## Abbots Way, Neston, CH64 3SU

£285,000

2 Bedroom 1 Reception 1 Bathroom C

**\*\*No Onward Chain - Beautifully Landscaped Plot - Sought After Location\*\***

Hewitt Adams is delighted to offer to the market for sale this beautifully presented two bedroom semi-detached bungalow with a huge amount of kerb appeal, ideally located on Abbots Way. A short walk to Neston Town Centre with excellent local amenities, good transport links and catchment for highly acclaimed schools. The property has further scope and really must be viewed to fully appreciate everything this bungalow has to offer. Further boasting gas central heating, double glazing throughout and ample off-road parking with a separate garage.

In brief the accommodation comprises: entrance hallway, kitchen, spacious lounge, there are two double bedrooms and a bathroom.

Externally, to the side of the property there is a driveway providing ample off-road parking, a low level wall boundary to the front, gated access leading to the rear. At the rear of the property there is a low maintenance, private garden, stocked borders comprising flowers, mature shrubs and trees, secure fenced boundaries, garage access.

Viewing is highly advised, especially with the added benefit of no ongoing chain.

### Hallway

13'08 x 4'07 (4.17m x 1.40m)

uPVC front door to hallway, meter cupboard, central heating radiator, doors to;

### Lounge

14'00 x 12'02 (4.27m x 3.71m)

Window to front elevation, central heating radiator.

### Kitchen

8'01 x 7'06 (2.46m x 2.29m)

Comprising wall and base units with work surfaces incorporating sink and drainer, space for fridge freezer, cooker, space for washing machine, door and window to rear aspect.

### Bedroom 1

12'01 x 9'03 (3.68m x 2.82m)

Window to rear elevation, central heating radiator, range of fitted wardrobes.

### Bedroom 2

11'11 x 9'10 (3.63m x 3.00m)

Window to front and side elevations, central heating radiator.

### Bathroom

7'06 x 5'10 (2.29m x 1.78m)

Comprising; WC, wash hand basin with vanity bath with shower over, towel radiator, window to side aspect.

### Garage

Up and over door, door to rear and window to side.

