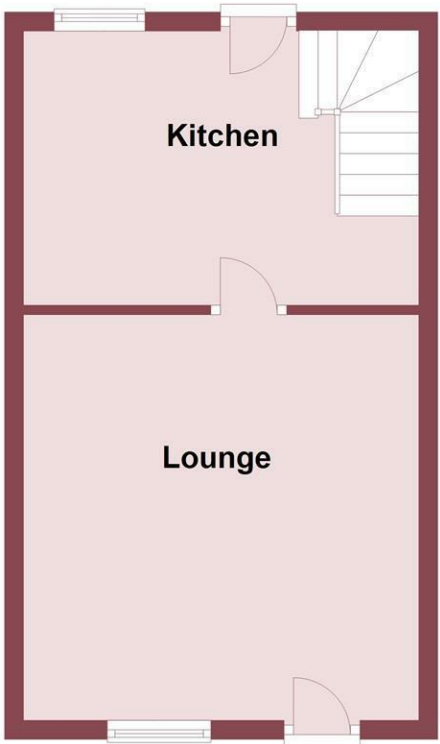
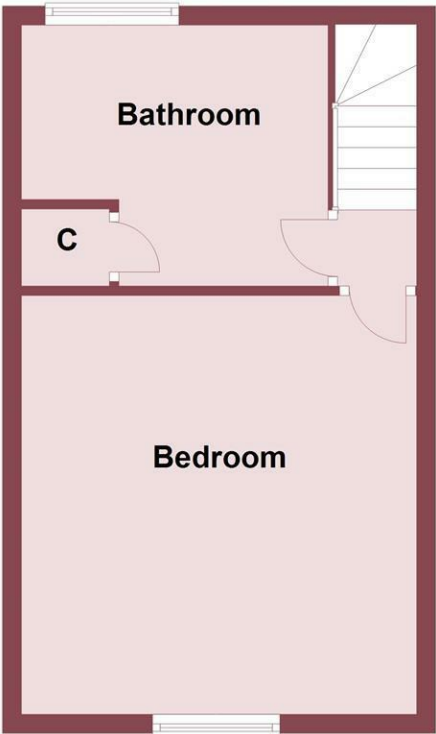




Ground Floor



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.

## Poplar Weint, Neston, CH64 3RR

£109,995

 1 Bedroom    1 Reception    1 Bathroom    1 Bedroom

**\*\*Charming Character Cottage - No Onward Chain - Attention Cash Buyers\*\***

Hewitt Adams is delighted to showcase this one bedroom, sandstone end terraced cottage on Poplar Weint which is located in an extremely sought-after area of Neston, just a couple of minutes walk from the town centre which offers a wonderful range of amenities, useful transport links and outstanding local schooling. The property requires a scheme of improvements but really could be a wonderful home.

The cottage would be ideal for investors, we anticipate the property would achieve circa £750/£800 per calendar month once renovated.

The accommodation briefly comprises of; Lounge, kitchen/breakfast room, one spacious bedroom and a generous sized bathroom.

Externally, to the front of the property there is a paved entrance with a low-level wall boundary. The rear of the property has a southerly aspect garden which is low maintenance, fenced boundaries, outbuilding for storage.

Viewing appointments are compulsory in order to fully appreciate exactly what this charming home has to offer.



Lounge

12'03 x 11'11 (3.73m x 3.63m)

Timber front door to lounge, central heating radiator, window to front aspect, open fireplace, door to kitchen;

Kitchen

11'11 x 10'03 (3.63m x 3.12m)

Range of cupboards, space for appliances, stairs to first floor, stable door and window to rear elevation.

Bedroom 1

12'03 x 12'01 (3.73m x 3.68m)

Window to front elevation, central heating radiator.

Shower Room

9'02 x 8'09 (2.79m x 2.67m)

Comprising; WC, wash hand basin, large walk in shower, window to rear aspect, central heating radiator, storage cupboard housing newly installed boiler.

