



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.



## Liverpool Road, Neston, Cheshire CH64 3RA

£185,000

2 Bedroom 1 Reception 1 Bathroom

\*\*Ground Floor Shop With Two Bedroom Flat - Neston High Street Location - No Onward Chain\*\*

Hewitt Adams offer an opportunity to purchase a commercial premises with a potential residential Flat on the ever so popular Liverpool Road - a stones throw from Neston Town Centre. The property has previously been a hairdressers but is a huge opportunity for a buyer looking for a business space with storage/accommodation above.

The shop floor premises consists of one main open space to the front with a WC to the rear of the building.

The two bedroom residential flat to the first floor with its own entrance facility offers; kitchen, living room, two well sized bedrooms and a bathroom - has previously been used as storage area.

The property also has a basement with lighting and power ideal for storage.

There is also a rear courtyard with secure boundaries accessed via the rear of the building.



Shop Floor

13'04 x 12'03 (4.06m x 3.73m)

Timber door into the shop, window to front aspect t, opening to storage area.

Flat/Store

Kitchen

9'02 x 5'05 (2.79m x 1.65m)

Comprising wall and base units with work surfaces incorporating sink and drainer, space for washing machine, cooker and fridge. Central heating radiator, wall mounted newly installed boiler. Window and door to rear courtyard.

Living Room

13'02 x 9'10 (4.01m x 3.00m)

Window to rear aspect, central heating radiator, stairs to first floor.

Landing

Window to rear elevation, central heating radiator, loft access hatch, doors to;

Bedroom

10'03 x 10'00 (3.12m x 3.05m)

Window to rear aspect, central heating radiator.

Bedroom

11'06 x 10'10 (3.51m x 3.30m)

Window to front aspect, central heating radiator, fireplace.

Bathroom

5'11 x 5'01 (1.80m x 1.55m)

Comprising; WC, wash hand basin, bath, window to front aspect, central heating radiator.

Cellar

11'05 x 9'05 (3.48m x 2.87m)

With lighting and power, perfect for storage.

