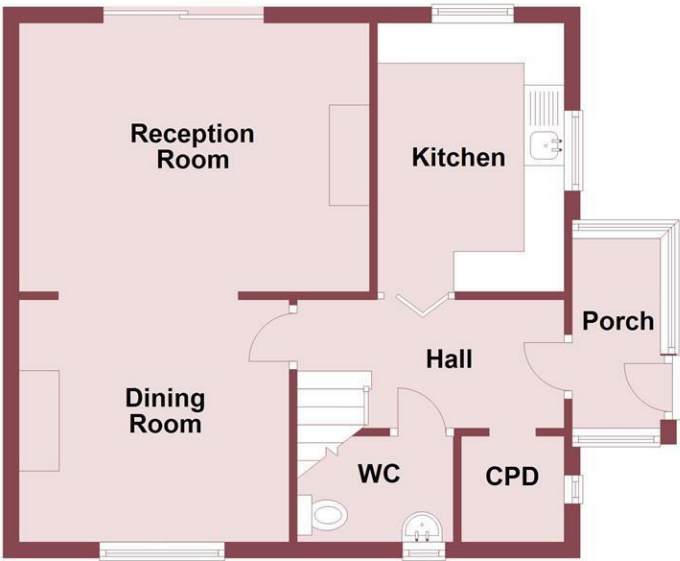




Ground Floor



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.

## Raby Gardens, Neston, CH64 9SR

£215,000

3 Bedroom 2 Reception 1 Bathroom

\*\*Asking Price Reflective of Modernising Required - No Onward Chain - Popular and Sought After Location - Huge Scope and Potential\*\*

Hewitt Adams are thrilled to offer to the market this three bedroom semi-detached house on Raby Gardens - which very rarely come to the market. Perfectly situated for Neston Town Centre and its excellent local amenities, good transport links and catchment for highly acclaimed schools. The property does require modernisation but has the scope and potential to create a beautiful home.

In brief the accommodation comprises, porch, hallway with cloak room, WC, living room/diner, kitchen. To the first floor there are three bedrooms and a shower room.

Externally, to the front of the property there is a paved driveway providing ample off road parking, mature shrubs and trees, greenhouse, gated access leading to the garden.

The rear garden offers privacy and is southerly facing being low maintenance, secure boundaries, paved patio area, shed.

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



Porch

7'08 x 4'00 (2.34m x 1.22m)  
Timber front door to porch, windows to side and front, further door to hallway.

Hall

11'00 x 4'11 (3.35m x 1.50m)  
Stairs to first floor, meter cupboard, doors to;

Cloak Room

Window to side elevation.

WC

6'02 x 4'07 (1.88m x 1.40m)  
WC, wash hand basin, window to front elevation, tiled.

Kitchen

11'09 x 7'06 (3.58m x 2.29m)  
Comprising a range of wall and base units with roll top work surface incorporating sink and drainer, washing machine, space for fridge freezer, cooker, windows to side and rear elevations.

Lounge

14'03 x 10'10 (4.34m x 3.30m)  
Sliding doors to rear, open fire with surround, cupboards, opening to dining area.

Dining Area

11'00 x 9'11 (3.35m x 3.02m)  
Window to front elevation, built in cupboards and shelving.

Landing

Window to front aspect, loft access hatch, airing cupboard, doors to;

Bedroom 1

11'11 x 10'11 (3.63m x 3.33m)  
Window to rear aspect, gas heater, fitted wardrobes.

Bedroom 2

9'01 x 9'10 (2.77m x 3.00m)  
Window to front aspect, gas heater, fitted wardrobes.

Bedroom 3

11'03 x 7'07 (3.43m x 2.31m )  
Window to rear aspect.

Shower room

9'10 x 4'09 (3.00m x 1.45m)  
Comprising; WC, wash hand basin, walk in shower, windows to side, gas heater.

