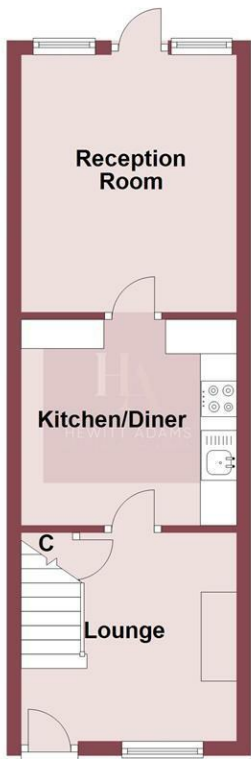




Ground Floor
Approx. 29.2 sq. metres (314.7 sq. feet)



First Floor
Approx. 22.8 sq. metres (245.7 sq. feet)



Total area: approx. 52.1 sq. metres (560.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room 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.



Leighton Road, Neston, Cheshire CH64 3SJ

Offers Over £240,000

 2 Bedroom  2 Reception  1 Bathroom  C

No Onward Chain - Perfect First Time Buy Or Investment Property - Bursting With Character and Charm

Hewitt Adams are delighted to offer a rare opportunity to acquire an EXTENDED, red brick character cottage on the ever so popular Leighton Road ideally situated central to Neston Town Centre and the conservation area of Parkgate. Close to excellent local amenities, fantastic transport links and fabulous schools. The property has been immaculately maintained by the present owner inside and out and retaining many of its original character features. The property also boasts gas central heating and double glazing throughout.

In brief the bright and spacious accommodation comprises; lounge with exposed brick fireplace, beautifully fitted kitchen/diner leading into the orangery. To the first floor there are two double bedrooms and a shower room.

Externally, to the front of the property there is gated access leading to the front door, low level brick wall boundary to the front, a gravel section and a mature tree.

To the rear of the cottage there is an enclosed gated courtyard with wall boundary, a shared entry which then leads over to the garden which is mainly laid to lawn with established planted borders and mature shrubs.

Viewing is essential especially with the added benefit of no ongoing chain

www.hewittadams.co.uk

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T: 0151 336 0808

Hewitt Adams Neston Ltd. Registered in England

Company Reg No: 12712307

Company VAT No: 357338378

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Lounge

12'11 x 11'06 (3.94m x 3.51m)

Composite front door into lounge area, window to front elevation, central heating radiator, stairs to first floor, solid oak flooring, exposed brick fireplace, under stair storage cupboard, oak door to kitchen/diner.

Kitchen/Diner

12'11x10'11 (3.94mx3.33m)

Beautifully fitted comprising a range of well appointed wall and base units with complimentary work surfaces incorporating stainless steel sink and drainer with mixer tap, integrated washing machine, oven with gas hob and extractor over, space for fridge freezer, tiled flooring, inset spot lights, central heating radiator, uPVC door into;

Orangery

14'03 x 10'06 (4.34m x 3.20m)

Window to rear aspect, uPVC door to courtyard, central heating radiator, tiled flooring, fitted wall lights, glass roof.

Landing

Loft access hatch, doors into;

Bedroom 1

11'07 x 9'08 (3.53m x 2.95m)

Window to rear aspect, central heating radiator.

Bedroom 2

11'08 x 10'11 (3.56m x 3.33m)

Window to front elevation, central heating radiator.

Shower Room

Comprising, WC, wash hand basin with taps, shower cubicle with thermostatic shower, extractor, tiled flooring, chrome heated towel radiator.

