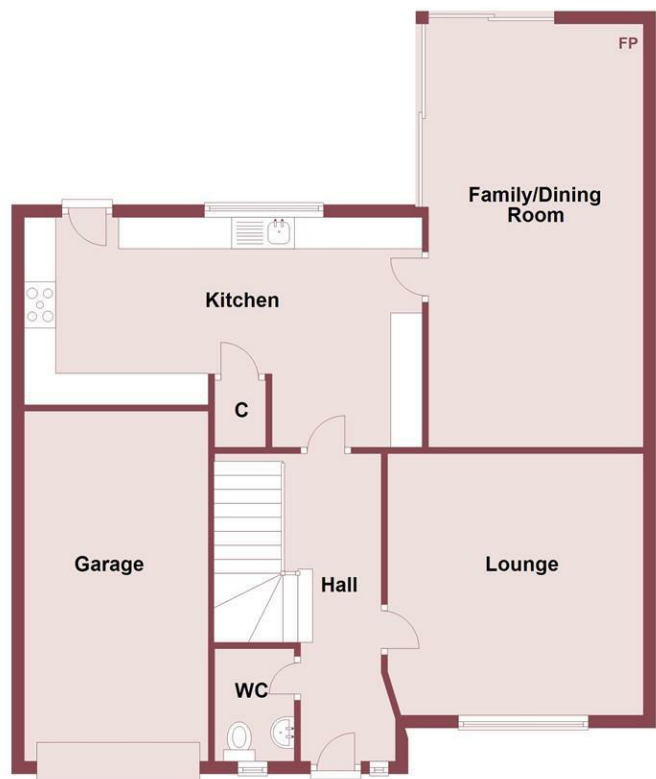
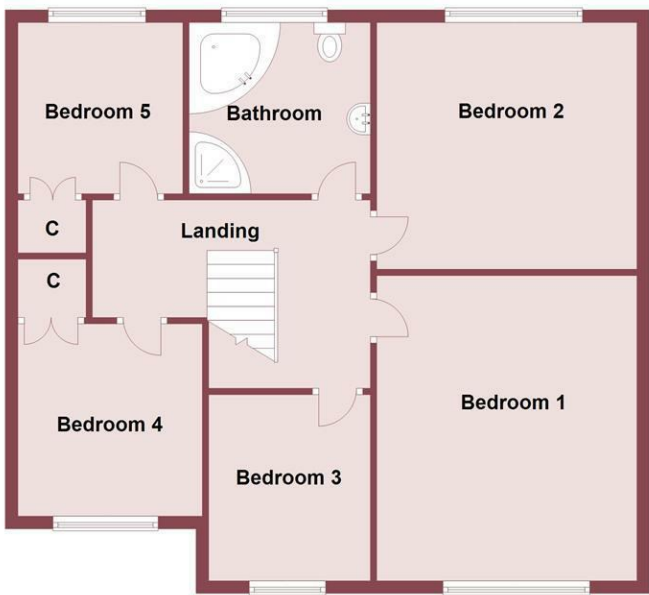




Ground Floor



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.



Breezehill Park, Neston, CH64 9XZ

Offers Over £385,000

 5 Bedroom  2 Reception  1 Bathroom  C

No Onward Chain - Fantastic Five Bedroom Family House In A Peaceful Location - Private, South Facing Rear Garden

Hewitt Adams are delighted to offer a rare opportunity to purchase a substantial and skilfully extended FIVE bedroom detached house on the ever so desirable Breezehill Park. A short walk from Neston Town Centre and all its excellent local amenities, good transport links and catchment for highly acclaimed schools, also within easy access to The Wirral Way and beautiful walking and cycling routes nearby. The property has been extended to the side and rear to create a perfect family house.

The accommodation comprises; Entrance hall, WC, lounge, kitchen, dining/family room with wood burning stove. To the first floor there are five bedrooms and an extremely spacious family bathroom.

A particular feature is the PRIVATE and south facing rear garden, mostly laid to lawn, patio areas, secure boundaries mature plants and shrubbery and a timber garden shed.

The front of the property offers a driveway for ample off road parking and garage access.

Early viewing is strongly recommended, please call Hewitt Adams Neston on 0151 336 0808.

www.hewittadams.co.uk

A: 23 High Street, Neston, CH64 9TZ

T: 0151 336 0808

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Company Reg No: 12712307

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Hall

14'05 x 7'11 (4.39m x 2.41m)

Front door to hallway, central heating radiator, staircase to first floor, Karndean flooring, understairs storage, doors to;

WC

5'10 x 4'02 (1.78m x 1.27m)

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

Lounge

12'11 x 12'06 (3.94m x 3.81m)

Window to front aspect, central heating radiator.

Kitchen

18'08 x 10'08 (5.69m x 3.25m)

Comprising a range of well appointed wall and base units with solid oak work surfaces incorporating stainless steel sink and draining unit, space and plumbing for washing machine, space for fridge, freezer, dishwasher, Neff electric double oven, gas hob with extractor hood over, boiler, tiled flooring and splash back, window and door to rear, door leading to family/dining room;

Family/Dining Room

22'08 x 11'01 (6.91m x 3.38m)

Two sets of sliding doors opening to the garden, central heating radiator, underfloor heating, Karndean flooring, 'Westfire' wood burning stove with hearth.

Landing

Split staircase, loft access hatch, doors leading to;

Bedroom 1

12'08 x 12'08 (3.86m x 3.86m)

Window to front aspect, central heating radiator.

Bedroom 2

12'07 x 11'04 (3.84m x 3.45m)

Window to rear aspect, central heating radiator.

Bedroom 3

8'01 x 8'01 (2.46m x 2.46m)

Window to front aspect, central heating radiator.

Bedroom 4

8'04 x 7'11 (2.54m x 2.41m)

Window to front aspect, central heating radiator, built in cupboard/wardrobe.

Bedroom 5

8'04 x 7'10 (2.54m x 2.39m)

Window to rear aspect, central heating radiator, built in cupboard/wardrobe.

Bathroom

7'09 x 7'11 (2.36m x 2.41m)

A spacious bathroom comprising; WC, wash hand basin with vanity, corner bath, shower cubicle, chrome heated towel radiator, tiled walls, inset spotlights, window to rear elevation.

Garage

16'02 x 8'07 (4.93m x 2.62m)

Up and over door to front, lighting and power, meters.

