



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.

Leighton Road, Neston, CH64 3SF

£450,000

3 Bedroom 2 Reception 2 Bathroom

****Highly Regarded Location - Short Walk To Neston and Parkgate - South West Facing Garden****

Hewitt Adams is delighted to offer to the market this absolutely beautifully presented, three/four bedroom, deceptively spacious, detached dormer bungalow on the ever so popular Leighton Road - A short walk to Neston Town Centre and all its excellent local amenities, good transport links and catchment area for highly acclaimed schools. Also within proximity of Parkgate Promenade which has award winning bars and restaurants, coffee shops and ice cream shops. The property retains much of its character and charm and has been beautifully maintained by the current owners.

The property further affords gas central heating, double glazing throughout and solar panels.

Offering bright, spacious and extremely versatile living accommodation comprising; to the ground floor there is an entrance hallway, WC, living/dining room, snug with wood burning stove, bedroom with ensuite, kitchen/diner, rear hall, utility room leading to the integral garage. To the first floor there are two further double bedrooms both with storage, study, a beautifully refitted family bathroom.

Externally, to the front of the property there is a large driveway providing ample off road parking, a beautifully maintained front garden with an array of shrubs and flowers, a pond, secure boundary to the front, gated access leading to the side of the property with garage access. The rear garden is also beautifully maintained and relatively low maintenance with secure boundaries, stocked borders, paved patio area, greenhouse.

Entrance Hall

21'89 x 7'98 (6.40m x 2.13m)

Traditional timber front door to entrance hallway, central heating radiator, stairs to first floor, doors to;

Dining Room

17'55 x 12'42 (5.18m x 3.66m)

Bay window to front aspect, central heating radiator, gas fire with surround, inset spotlights.

Sitting Room

12'48 x 12'51 (3.66m x 3.66m)

Window to side elevation, wood burning stove, central heating radiator, built in cupboards.

Bedroom 1

14'06 x 12'47 (4.42m x 3.66m)

Bay window to front aspect, central heating radiator, fitted wardrobes, door to ensuite.

Ensuite

8'30 x 5'19 (2.44m x 1.52m)

A spacious ensuite comprising; WC, shower, wash hand basin with vanity, fully tiled, inset spotlights, heated towel radiator.

WC

7'94 x 3'32 (2.13m x 0.91m)

WC, wash hand basin, tiled flooring, heated towel radiator, inset spotlights, window to side elevation.

Kitchen/Diner

29'75 x 11'18 (8.84m x 3.35m)

An open plan kitchen diner with a beautifully fitted kitchen comprising a range of shaker style wall and base units with solid wood worktops incorporating ceramic sink and drainer, Range style cooker, microwave, dishwasher, space for fridge freezer, Windows to rear and side aspect, sliding doors leading outside, inset spotlights, door to rear hall and utility.

Rear Hall

10'11 x 7'68 (3.33m x 2.13m)

Windows and doors to side elevations, further work surfaces with wooden worktops, wall mounted boiler, tiled flooring, door to utility room.

Utility

7'08 x 6'34 (2.34m x 1.83m)

Further wall and base units with sink an drainer, space and plumbing for washing machine and tumble dryer, window to side aspect, door into the garage.

Landing

Doors to;

Bedroom

18'05 x 12'37 (5.61m x 3.66m)

Window to front elevation, central heating radiator, eaves storage.

Bedroom

12'40 x 10'93 (3.66m x 3.05m)

Window to rear elevation, central heating radiator, eaves storage, fitted wardrobes.

Study

8'28 x 5'19 (2.44m x 1.52m)

Window to side elevation, central heating radiator, door to bathroom.

Bathroom

8'07 x 6'53 (2.62m x 1.83m)

A beautifully refitted bathroom comprising; WC, P-shape bath with shower over, wash hand basin with vanity unit, tiled, window to side aspect, inset spotlights.

Garage

16'02 x 11'18 (4.93m x 3.35m)

Up and over door, lighting and power, window to side elevation, fitted units.

