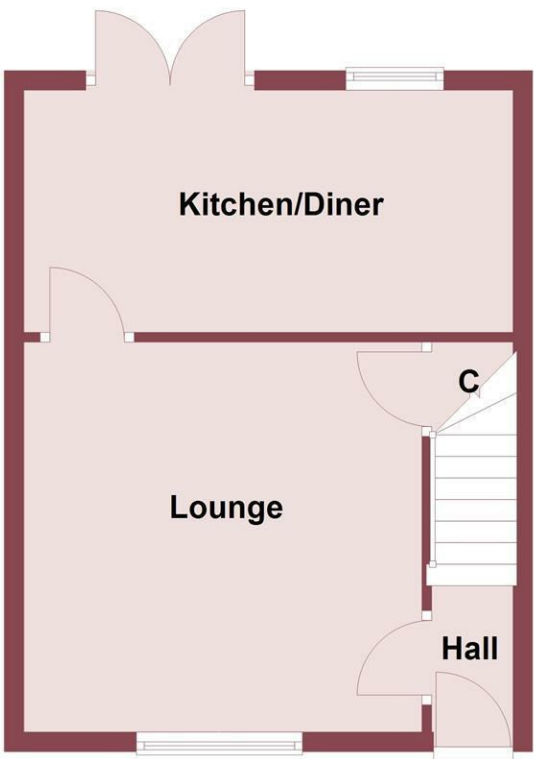
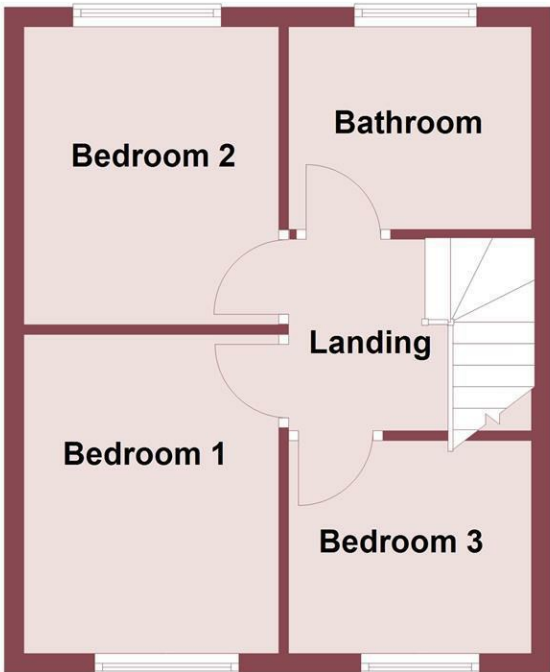




Ground Floor



First Floor



## Marshlands Road, Neston, CH64 0SU

Offers Over £265,000

 3 Bedroom  1 Reception  1 Bathroom 

**\*\*No Onward Chain - Attention First Time Buyers - Sought After Location In Little Neston - Immaculately Presented Property\*\***

Hewitt Adams are delighted to offer to the market for sale this three bedroom, semi-detached house on the ever so sought after Marshlands Road in Little Neston. A short distance from the marsh front, excellent local amenities, good transport links and catchment area for highly acclaimed schools including Woodfall Primary School. The property has undergone a scheme of improvements by the current owner in recent years and really must be viewed to full appreciate everything this property has to offer.

In brief the accommodation comprises; hallway, living room/diner, kitchen. To the first floor there are three bedrooms. There is also a spacious family bathroom.

Externally, to the front of the property there is a driveway providing off road parking, a laid to lawn section, access leading to the garden.

The rear garden is beautifully landscaped, being mainly laid to lawn, a raised patio area perfect for enjoying the summer sun and a timber garden shed, vegetable plot.

Viewing is essential to fully appreciate everything this home has to offer.



Entrance Hallway

8'05 x 3'11 (2.57m x 1.19m)

Composite front door, central heating radiator, stairs to first floor, door to;

Lounge

16'06 x 13'01 (5.03m x 3.99m)

Window to front elevation, central heating radiator, gas fire, understairs storage cupboard, door to kitchen.

Kitchen

16'00 x 8'06 (4.88m x 2.59m)

A beautifully fitted kitchen comprising a range of well appointed wall and base units with solid wood work surfaces incorporating Belfast sink, cooker, gas hob, washing machine, dishwasher, space for fridge freezer, breakfast bar, tiled splash back, window and French doors to rear aspect.

Landing

Loft access hatch, doors to;

Bedroom 1

11'08 x 10'01 (3.56m x 3.07m)

Window to front elevation, central heating radiator.

Bedroom 2

12'03 x 10'00 (3.73m x 3.05m)

Window to rear elevation, central heating radiator.

Bedroom 3

9'07 x 6'01 (2.92m x 1.85m)

Window to front elevation, central heating radiator.

Bathroom

8'01 x 5'04 (2.46m x 1.63m)

Comprising; WC, wash hand basin with vanity unit, large walk in shower, part tiled, heated towel radiator, window to rear elevation.

