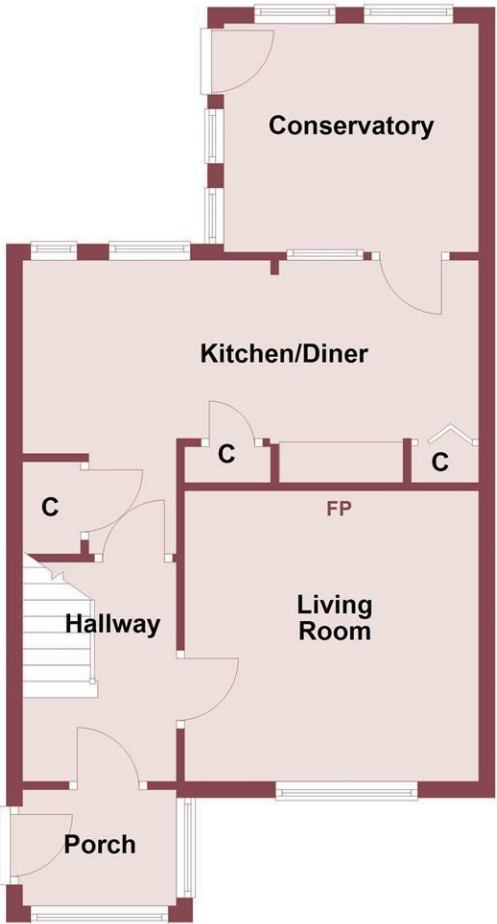




Ground Floor



First Floor



## Raleigh Road, Neston, CH64 9TA

£165,000

 3 Bedroom  2 Reception  1 Bathroom  3 Bedroom

**\*\*No Onward Chain - Fantastic First Time Buy or Investment Property - Close To Neston Town Centre\*\***

Hewitt Adams are delighted to offer to the market for sale this attractive three bedroom mid terrace house on Raleigh Road. The property is within walking distance of Neston Town centre providing regular train services to Liverpool/Chester also with regular bus services to Liverpool/ Chester. The property is also within walking distance of Neston High School/ Leisure Centre.

The property would make an ideal first time buy or buy to let/ student rental - currently achieving £1153 per calendar month in rental income (not including bills) Further affording double glazing and gas central heating.

In brief the property accommodation comprises; porch, entrance hallway, living room, kitchen/dining room. To the first floor there are three double bedrooms and a bathroom with separate WC.

Externally, To the front of the property is a lawned front garden with secure boundaries, gated shared entry leading to the garden. To the rear of the property is a long sunny garden with secure boundaries, mainly laid to lawn, bricked outbuilding perfect for storage. There is also unrestricted on street parking.

With the added benefit of no onward chain, early viewing is highly advised.



Porch

4'09 x 4'06 (1.45m x 1.37m)

Front door to porch, windows to front and side aspect, further door to hallway;

Hall

8'08 x 5'11 (2.64m x 1.80m)

Stairs to first floor, central heating, doors to;

Living Room

12'07 x 11'01 (3.84m x 3.38m)

Window to front elevation, central heating radiator, character fireplace.

Kitchen

18'09 x 13'08 (5.72m x 4.17m)

An open plan kitchen diner comprising of a range of wall and base units with work surface incorporating sink and drainer, space for fridge freezer, cooker, gas hob, three storage cupboards, window to rear elevation, doors to;

Conservatory

10'05 x 10'04 (3.18m x 3.15m)

Windows to rear and side elevation, door leading outside, plumbing for washing machine.

Landing

Loft access hatch, doors to;

Bedroom 1

12'08 x 12'05 (3.86m x 3.78m)

Window to front elevation, central heating radiator.

Bedroom 2

12'09 x 9'07 (3.89m x 2.92m)

Window to rear elevation, central heating radiator.

Bedroom 3

10'08 x 7'11 (3.25m x 2.41m)

Window to front elevation, central heating radiator, built in wardrobe.

Bathroom

10'11 x 4'04 (3.33m x 1.32m)

Comprising; Bath with shower over, window to rear aspect, heated towel radiator.

WC

6'01 x 2'07 (1.85m x 0.79m)

WC, window to rear, boiler.

