



Burton Road, Little Neston, CH64 4AE

£195,000

2 Bedroom 2 Reception 1 Bathroom F

****Stunning Character Cottage - No Onward Chain - Attention First Time Buyers****

Hewitt Adams is proud to showcase this hugely attractive two bedroom, end terrace cottage on Burton Road which is located in an extremely sought after area of Little Neston, just a short journey to the town centre which offers a wonderful range of amenities, useful transport links and outstanding local schooling.

The cottage would be ideal for first time buyers or investors, having been previously let. We anticipate the property would achieve circa £900 per calendar month.

The accommodation briefly comprises of Lounge, dining room, study area, kitchen, utility room. To the first floor there are two bedrooms and a spacious bathroom.

Externally, to the front of the property there is a gated entrance with a low level wall boundary. The rear of the property has a private aspect, with an extremely long rear garden mostly laid to lawn, a pretty courtyard which is low maintenance, fenced boundaries.

Viewing appointments are compulsory in order to fully appreciate exactly what this charming home has to offer.

Lounge

12'10 x 11'11 (3.91m x 3.63m)

Front door to lounge, window to front elevation, central heating radiator, wood effect flooring, gas fire with feature surround, opening to dining room.

Dining Room

12'10 x 12'06 (3.91m x 3.81m)

Gas fire with feature surround, central heating radiator, built in cupboard, study area with window to rear, door to kitchen.

Kitchen

14'00 x 6'09 (4.27m x 2.06m)

A range of wall and base units with complimentary work surfaces incorporating sink and drainer, cooker, space for fridge freezer, central heating radiator, door leading to the courtyard.

Utility Room

9'04 x 6'07 (2.84m x 2.01m)

Further work surfaces with space and plumbing for washing machine and tumble dryer, window to side elevation, cupboard housing boiler.

Landing

Central heating radiator, loft access hatch, doors to;

Bedroom 1

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

Window to front elevation, central heating radiator, full length fitted wardrobes.

Bedroom 2

10'00 x 9'02 (3.05m x 2.79m)

Window to rear elevation, central heating radiator, storage cupboard.

Bathroom

8'10 x 6'08 (2.69m x 2.03m)

A spacious bathroom comprising; WC, wash hand basin with vanity unit, bath with shower over, towel radiator, inset spotlights, window to rear aspect.

