



Colliery Green Close, Neston, CH64 0UF

£280,000

 3 Bedroom  2 Reception  1 Bathroom 

****No Onward Chain - Highly Sought After Location - Woodfall Primary School Catchment - Scope and Potential to Extend****

Hewitt Adams are delighted to be the agent of choice to offer to the market this three bedroom detached house ideally situated on the ever so popular Colliery Green Close. A short walk/drive from excellent local amenities, good transport links and excellent school catchment including the highly acclaimed Woodfall Primary School. The property offers bright and spacious accommodation with even further scope for extending. Further affording gas central heating, double glazing throughout and off road parking.

In brief the accommodation on offer comprises; porch, entrance hallway, WC, living room, dining area, kitchen and sun room. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, to the front of the property there is a paved driveway providing off road parking. Gated access to rear, garage access via up and over door and a beautifully kept front and side garden.

The rear garden is mainly laid to lawn section, paved patio, secure wall and fenced boundaries, mature shrubs. The rear garden offers a high level of privacy.



Porch

Double doors to porch, further door to hallway.

Hallway

19'08 x 5'08 (5.99m x 1.73m)

Stairs to first floor, central heating radiator, doors to;

WC

4'03 x 2'07 (1.30m x 0.79m)

WC, wash hand basin, window to rear.

Lounge

14'09 x 11'01 (4.50m x 3.38m)

Window to front aspect, central heating radiator, gas fire with feature surround, opening to dining area.

Dining Area

10'02 x 8'10 (3.10m x 2.69m)

Sliding doors to sun room, central heating radiator.

Kitchen

12'05 x 8'05 (3.78m x 2.57m)

A range of base units with work surfaces incorporating sink and drainer, space for cooker, fridge freezer and washing machine, understairs cupboard, radiator, window and door to rear.

Sun Room

Windows and sliding door to rear.

Landing

Window to side elevation, loft access hatch, storage cupboard, doors to;

Bedroom 1

13'00 x 10'02 (3.96m x 3.10m)

Window to front aspect, central heating radiator, fitted mirror wardrobes.

Bedroom 2

10'06 x 10'02 (3.20m x 3.10m)

Window to rear aspect, central heating radiator.

Bedroom 3

9'11 x 6'08 (3.02m x 2.03m)

Window to front aspect, central heating radiator, fitted wardrobe.

Bathroom

6'05 x 5'05 (1.96m x 1.65m)

Comprising; WC, wash hand basin, bath, window to rear and central heating radiator.

Garage

16'10 x 7'10 (5.13m x 2.39m)

Accessed via up and over door, lighting and power.

