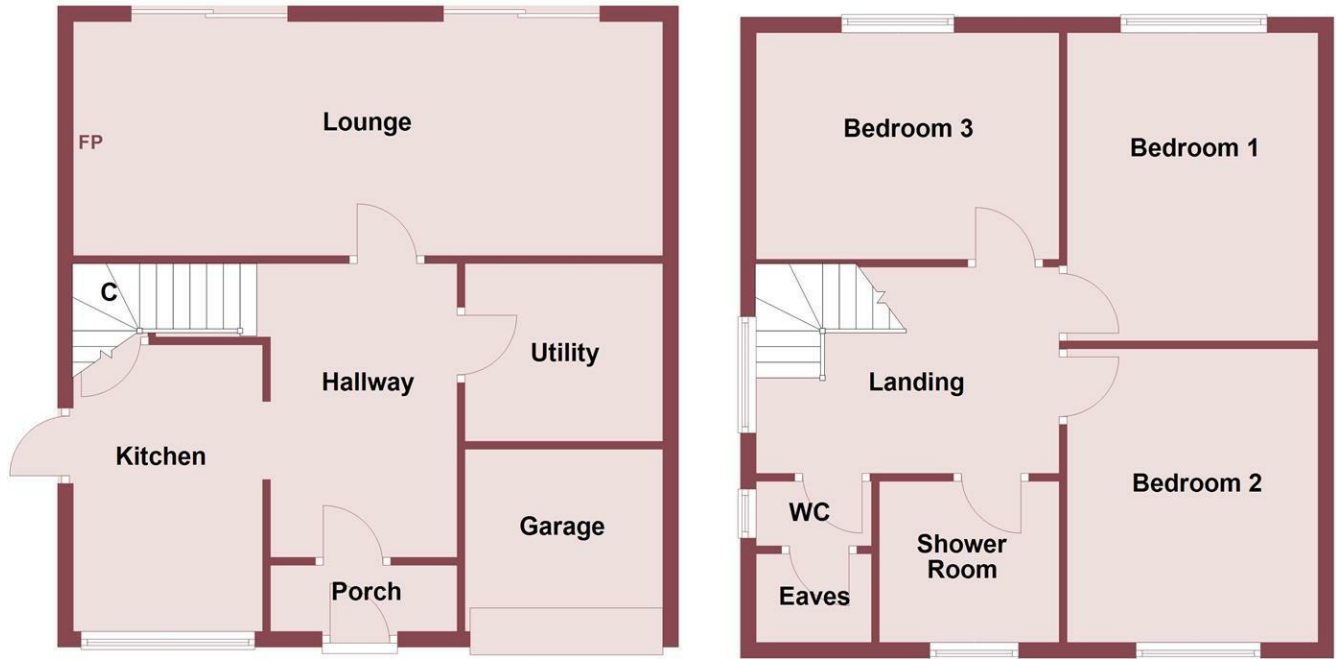




Ground Floor

First Floor



Sutton Avenue, Neston, CH64 0TQ

Offers Over £250,000

3 Bedroom 1 Reception 1 Bathroom

****Asking Price Reflective of Modernising Required - No Onward Chain - Popular and Sought After Location - Huge Scope and Potential****

Hewitt Adams are thrilled to offer to the market this three bedroom detached house on the ever so popular Sutton Avenue. Perfectly situated for excellent local amenities, good transport links and catchment for highly acclaimed schools. The property does require modernisation but has the scope and potential to create a beautiful home.

Further benefitting from gas central heating, double glazing throughout and off road parking.

In brief the accommodation comprises porch, entrance hallway, spacious living room, kitchen, utility room. To the first floor there are three double bedrooms and a shower room with separate WC.

Externally, to the front of the property there is a paved driveway providing ample off road parking, garage access, gated access leading to the garden.

The rear garden offers a high degree of privacy and is southerly facing being mainly laid to lawn, secure boundaries, paved patio area, timber shed, stocked borders.

Viewing is highly advised especially with the added benefit of no ongoing chain.

Porch

4'10 x 2'10 (1.47m x 0.86m)
Front door to porch, further door to hallway.

Hallway

12'04 x 5'10 (3.76m x 1.78m)
Stairs to first floor, central heating radiator, doors to;

Lounge

22'04 x 13'04 (6.81m x 4.06m)
Two sets of sliding doors to rear, central heating radiator, fireplace.

Kitchen

13'10 x 12'07 (4.22m x 3.84m)
Comprising wall and base units with work surfaces incorporating sink and drainer, cooker, space and plumbing for washing machine, space for fridge freezer, under stair storage, window to front aspect, door to side,

Utility Room

8'00 x 7'11 (2.44m x 2.41m)
With lighting and power.

Landing

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

Bedroom 1

14'00 x 10'11 (4.27m x 3.33m)
Window to rear aspect, central heating radiator.

Bedroom 2

11'03 x 9'11 (3.43m x 3.02m)
Window to front aspect, central heating radiator.

Bedroom 3

11'02 x 11'01 (3.40m x 3.38m)
Window to rear aspect, central heating radiator.

Shower Room

6'05 x 5'10 (1.96m x 1.78m)
Comprising wash hand basin with vanity unit, shower cubicle, window to front aspect, radiator.

WC

4'11 x 2'03 (1.50m x 0.69m)
Window to side aspect, WC. eaves access.

Garage

Up and over door to front, lighting and power.

