



**Ground Floor**



**Sandy Lane, Neston, CH64 4DR**  
**£395,000**

3 Bedroom 1 Reception 1 Bathroom

\*No Onward Chain - Sandy Lane is One of The Most Sought After Roads in Little Neston - Huge Scope and Potential\*

Hewitt Adams are delighted to be the agent of choice to market 'Pine Ridge' a deceptively spacious three double bedroom, detached bungalow occupying a generous plot on the ever so popular Sandy Lane in Little Neston - where properties very rarely come to market. A short walk/drive from excellent local amenities, good transport links and a fantastic school catchment. The bungalow does require modernisation but has the potential to create a beautiful home. The bungalow further affords double glazing, gas central heating and ample off road parking. The property also offers huge scope for extending or loft conversion - subject to the relevant consents.

The accommodation in brief comprises: entrance hallway, lounge/diner, kitchen, lean to, three double bedrooms and a huge bathroom.

Externally, to the front of the property there is a large paved driveway providing ample off road parking, front garden with stocked borders, garage access and side gated access into the garden.

The garden has a high degree of privacy. Being mainly laid to lawn with stocked borders and secure boundaries, paved patio area, detached garage.

Early viewing is highly advised to fully appreciate what this property has to offer.

### Entrance Hall

13'04 x 8'03 (4.06m x 2.51m)

Front door to hallway, central heating radiator, meter cupboard, doors to;

### Lounge

17'00 x 15'05 (5.18m x 4.70m)

Window to front elevation, fireplace with feature brick surround, opening to dining area,

### Dining Room

9'02 x 9'00 (2.79m x 2.74m)

Window to rear elevation, central heating radiator.

### Kitchen

13'00 x 9'09 (3.96m x 2.97m)

Comprising a range of wall and base units with roll top work surfaces incorporating stainless steel sink and drainer, cooker, space for fridge freezer, central heating radiator, window and door to rear.

### Lean to

9'04 x 5'08 (2.84m x 1.73m)

Windows and door to rear, central heating boiler, space and plumbing for washing machine.

### Bedroom 1

13'03 x 12'07 (4.04m x 3.84m)

Window to rear elevation.

### Bedroom 2

13'01 x 12'01 (3.99m x 3.68m)

Window to front elevation, central heating radiator.

### Bedroom 3

9'10 x 9'07 (3.00m x 2.92m)

Window to side elevation, central heating radiator, built in cupboard.

### Bathroom

9'11 x 9'09 (3.02m x 2.97m)

A spacious bathroom comprising; WC, wash hand basin, bath with shower over, vanity storage, window to side elevation, radiator.

### Garage

Up an over door to front, pedestrian door to side, lighting and power.

