



## Fair Lee

Liverpool Road, Neston, Cheshire, CH64 3RF

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Cheshire, CH64 3RF

Guide Price - £525,000

A quite superb three bedroom detached bungalow situated within walking distance of Neston centre. The property sits on a good size plot extending to approximately, 0.48 acres and enjoys beautiful lawned gardens, ample off road parking and a single garage. The property has been extensively improved throughout affording well appointed fixtures and fittings, in particular the recently fitted kitchen and bathroom.

The accommodation briefly comprises, entrance hall, lounge which opens out into a conservatory, modern kitchen and a large utility room, three double bedrooms with the master bedroom showcasing an en suite shower room plus a staircase rising to an office area and loft storage space. Additionally, there is a family bathroom.

## LOCATION

Neston is a popular Market town in Cheshire located on the fringes of the Wirral Peninsula and to the neighbouring suburban areas of Little Neston, Ness, Burton, Puddington and Parkgate. Neston itself offers a comprehensive range of facilities including two supermarkets, convenience stores and boutiques shops plus a selection of pubs, restaurants and cafes.

Regarding education, Neston offers some exceptional schooling options, including, Neston Primary, Woodfall Primary and Parkgate Primary plus Neston High School and catchment for Wirral Grammar School. On the commuter front, Neston is well placed for all major commercial centre and of the North West and North Wales via the M53, M56 motorway networks and the A55 North Wales expressway.





### **ACCOMMODATION**

Approached via the driveway to a double glazed door and side window leading through to the entrance hall.

### **ENTRANCE HALL**

A good size 'L' shaped entrance hall with a radiator and storage cupboard.

### **LOUNGE**

A large lounge opening out into a conservatory having double glazed windows and matching doors to outside, radiator.

### **BREAKFAST KITCHEN**

Recently fitted with a modern range of wall, base and drawer units, single drainer one and half bowl sink unit with a mixer tap over, contrasting worksurfaces, electric oven, electric hob and an extractor unit over, tiled splash backs, radiator, double glazed windows and door access through to the utility.

### **UTILITY**

A large utility room having plumbing for a washing machine, space for additional white goods, door access to both front and rear.



### **BEDROOM 1**

Double bedroom with double glazed windows to front and side plus double glazed sliding patio doors to rear, two radiators, staircase rising to the gallery office space.

### **EN SUITE**

Shower cubicle with an electric shower unit, WC and wash hand basin, tiled walls and flooring, radiator, double glazed window.

### **OFFICE AREA**

A gallery loft area situated above the main bedroom, ideal for home workers, having three skylight windows and door access through to the boarded loft storage space.

### **BEDROOM 2**

Double bedroom with a double glazed window to rear, radiator.

### **BEDROOM 3**

Third double bedroom with a double glazed bay window to front, radiator.

### **BATHROOM**

Fully tiled bathroom with a tiled panel bath and shower screen, mains shower, WC and vanity wash hand basin, heated towel rail and a double glazed window.



## OUTSIDE

On approach the property is set back from the main Liverpool Road having a lawned garden to front and ample off road parking which leads to a **SINGLE GARAGE** with double doors.

## GARDEN

Extensive principal gardens are to the rear and are mainly laid to lawn with stocked borders, mature boundaries and a private paved and walled patio area.

## SERVICES

Mains electric, water and drainage.

## COUNCIL TAX

E

## EPC

D

## DIRECTIONS

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CH64 3RF

## APPROXIMATE DISTANCES

Neston station - 0.5 miles

Heswall station - 2.3 miles

Liverpool Airport 29.2 miles

Manchester Airport 37.9 miles

## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.





## **PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS**

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## **SALE PLAN & PARTICULARS**

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

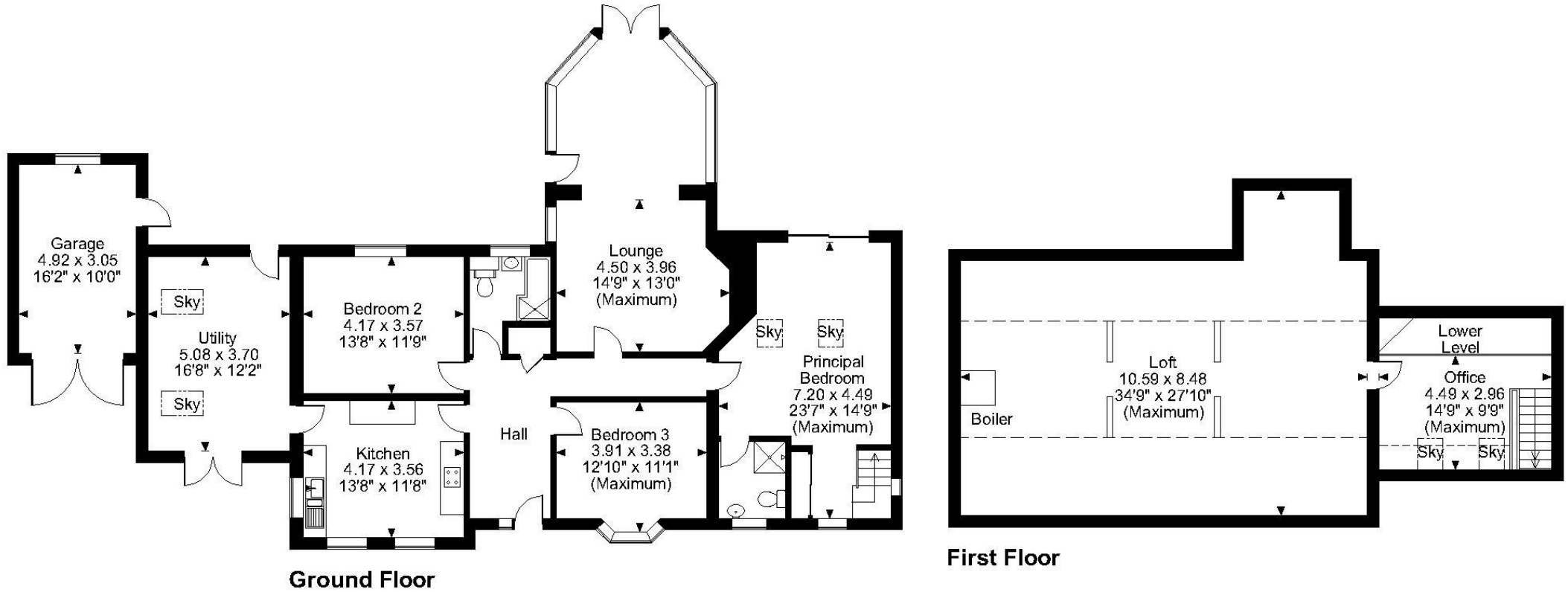
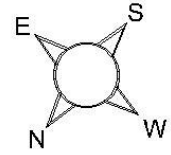


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**Fair Lee, Liverpool Road, Neston**  
**Approximate Gross Internal Area**  
**Main House = 2075 Sq Ft/193 Sq M**  
**Garage = 162 Sq Ft/15 Sq M**  
**Total = 2237 Sq Ft/208 Sq M**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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