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**23 Rockfarm Drive, Neston, CH64 4DY**  
**Offers In The Region Of £239,999**

No Onward Chain - Attention First Time Buyers - Sought After Location In Little Neston.

Vista Abode is delighted to bring to the market for sale this, three bedroom, semi detached house situated on the popular Rockfarm Drive in Little Neston. A short distance from Woodfall Primary School.

This property is a short walk to the Dee Estuary, with its breathtaking scenery, views across to Wales, idyllic walks, and cycle route between Wirral and Chester . The property has huge potential with further scope to extend, subject to planning.

In brief the accommodation comprises; entrance hallway, living room, dining room, and bathroom. To the first floor there are three good sized bedrooms.

Externally, to the front of the property there is a driveway providing off road parking for multiple cars, a garage with access leading to the garden.

There is a large private garden to the rear of the property which is laid to lawn with mature shrubs and borders, a patio area and a garden shed.

Early viewing is highly recommended to appreciate all this property has to offer.

### **Hallway**

UPVC front door, under stairs storage, leading through to the Living room, Bathroom and Kitchen.

### **Lounge/Dining Room 21'7" x 10'9" (6.6 x 3.3)**

UPVC window to front elevation, gas fire, radiator, through to Dining room with UPVC patio doors to the garden area.

### **Kitchen 10'9" x 6'10" (3.3 x 2.1)**

With a range of base and wall units, gas cooker, hob and worktops, space for fridge freezer, washing machine and dishwasher.

### **Bathroom 6'1" x 5'4" (1.87 x 1.63)**

With a modern suite that comprises of a bath with over-shower, WC, sink and radiator.

### **Master Bedroom 12'1" x 10'9" (3.70 x 3.30 )**

UPVC window to rear elevation, sink vanity unit and radiator.

### **Bedroom 2 10'5" x 9'2" (3.18 x 2.80)**

UPVC window to side elevation, built in storage cupboards and radiator.

### **Bedroom 3 7'8" x 6'10" (2.36 x 2.10)**

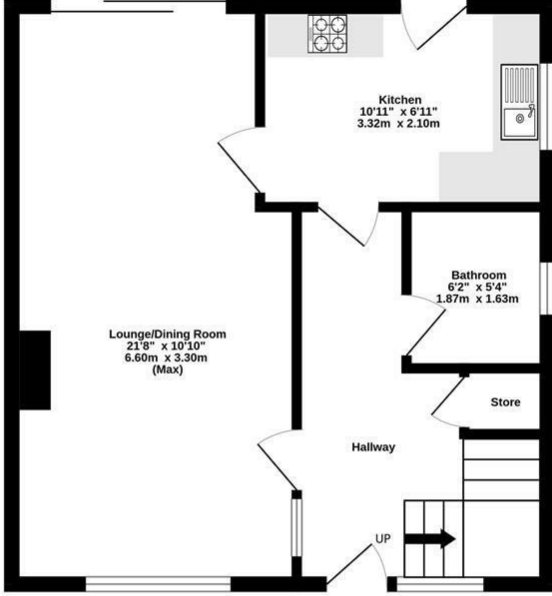
UPVC window to front elevation and radiator.



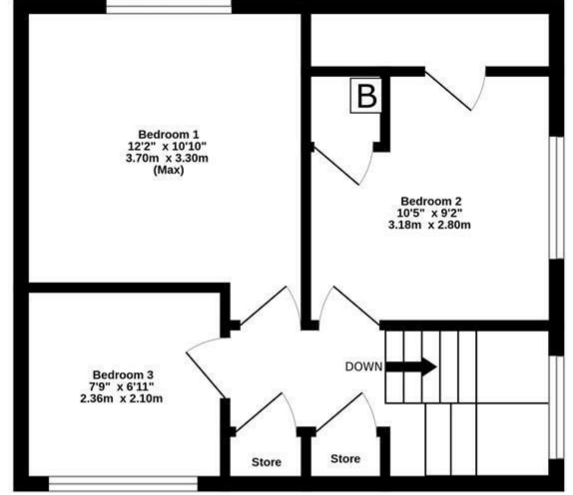




GROUND FLOOR



1ST FLOOR



ROCK FARM DRIVE, NESTON

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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