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**23 Cliffe Road, Neston, CH64 4AJ**  
**Offers In The Region Of £299,995**

## STUNNING LARGE DORMA BUNGALOW

The property has been modernised to a very high standard by its current owners and is located in a very desirable cul-de-sac location.

With its desirable location and spacious interior, this two double bedroom semi-detached bungalow is the perfect place to call home. The property briefly comprises: Hallway, kitchen, lounge with wood burner, second living room/dining room, 2 double bedrooms (the main having its own en-suite) and bathroom. Outside there is a driveway to the front and to the rear there is a beautiful lawned garden with patio area, wood stove, and decked area.

### Accommodation

This fabulous bungalow property boasts a spacious lounge, dining room which overlooks the rear garden all with fully double-glazed design that ensures comfort and energy efficiency and has French doors leading to the rear garden. The main double bedroom features sky lights with incredible views over to the Welsh Hills, and an en-suite bathroom, while the second double bedroom has a double-glazed window and is spacious and bright. The kitchen is equipped with a range of matching wall and base units with co-ordinating work surfaces, appliances include an oven, gas hob with extractor above, and integrated fridge/freezer. The main bathroom offers low level wc and pedestal hand wash basin and a walk-in shower enclosure. There are fully tiled walls and frosted double glazed window.

### Outside

To the front there is a flagged driveway for off-road parking. A beautifully maintained rear garden with a combination of a spacious patio and decked area with a wood stove and a well-manicured lawned garden. Perfect for outdoor entertaining or simply enjoying the sunshine.

### Lounge 10'9" x 15'7" (3.30 x 4.75)

Radiator, window to front elevation, log burner, wood floor.

### Kitchen 6'9" x 10'2" (2.08 x 3.10)

With a range of base and wall units, oven, gas cooker & hob, sink, UPVC window and back door

### Living Room/Diner 10'9" x 16'6" (3.30 x 5.05)

UPVC French doors leading to the rear garden, staircase and radiator.

### Bedroom 1 10'11" x 13'6" (3.35 x 4.12)

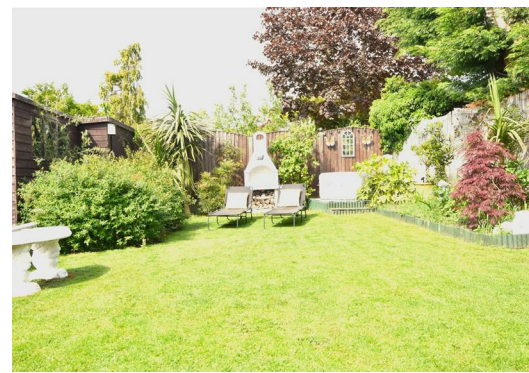
Window to rear elevation and radiator.

### Bathroom 8'1" x 9'9" (2.48 x 2.99)

WC, sink, shower enclosure with power shower, frosted window and towel radiator.

### Master Bedroom 17'10" x 12'11" (5.45 x 3.95 )

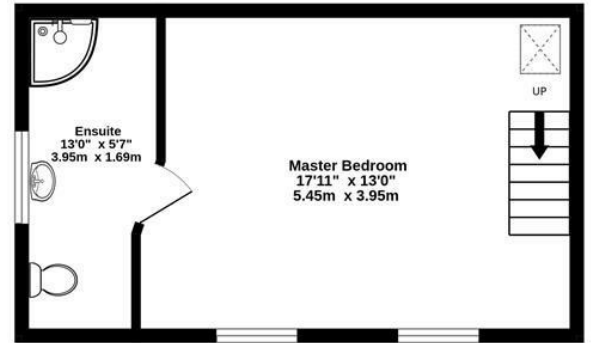
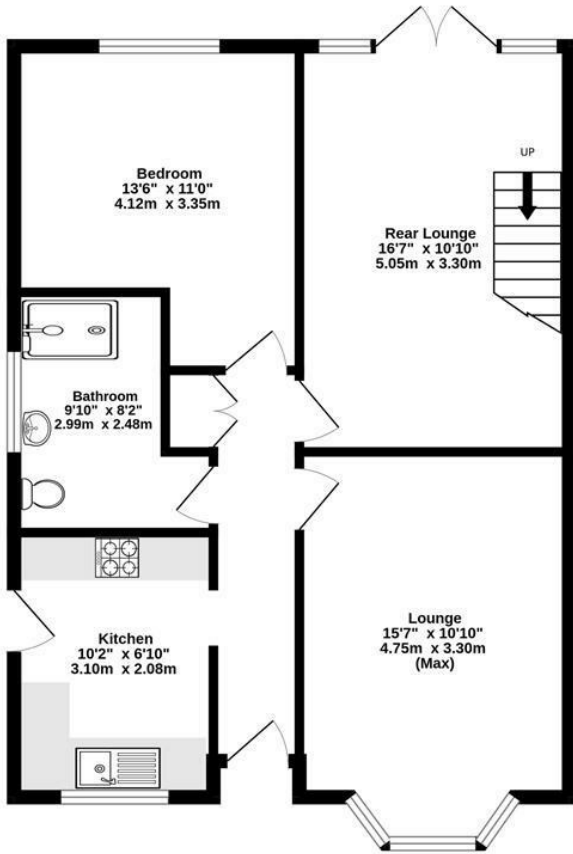
Sky lights, radiator, wood floors, and en-suite bathroom.





GROUND FLOOR

1ST FLOOR



CLIFFE ROAD, LITTLE 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) A			83
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	