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Vista Abode
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8 Bayweaver Street, Cheshire, Cheshire CH66 4BB
Offers In The Region Of £450,000

Located on the exclusive Ledsham Garden Village development, this executive 4 Bedroom recently constructed family home sits on arguably one of the best plots on the development. Located adjacent to the community parkland the current owners opted to add many extras when the property was built. The property is simply stunning and has been designed and finished to the highest of standards.

Ledsham Garden village is an exclusive development of new homes in West Cheshire. The location has excellent transport links, superb shopping and world-class entertainment. Add in highly rated schools and superb leisure facilities all close by, and you have the perfect recipe for family living. Within easy reach of both Chester and Liverpool.

This property is a generous detached home with four well proportioned bedrooms with En-suite off the master, family bathroom and downstairs WC. The ground floor accommodation also includes large living room that stretches the length of the property and has dual aspect windows. With the modern shaker style kitchen diner there is a large breakfast island and integrated appliances, Karndean flooring throughout, and separate utility room.

Externally there is off road parking to the front with space in the garage for a vehicle as well as a pristine rear garden that is going to become the additional reception room in those summer months! The perfect entertaining space in the sun!

Lounge 12'0" x 21'8" (3.67 x 6.62)

Kitchen Diner 11'5" x 25'5" (3.50 x 7.75)

Utility 6'4" x 5'8" (1.95 x 1.75)

Master Bedroom 12'0" x 11'11" (3.68 x 3.65)

En-Suite 7'11" x 4'7" (2.43 x 1.40)

Bedroom 2 11'6" x 9'6" (3.52 x 2.90)

Bedroom 3 11'6" x 8'7" (3.53 x 2.64)

Bedroom 4 12'0" x 9'1" (3.68 x 2.78)

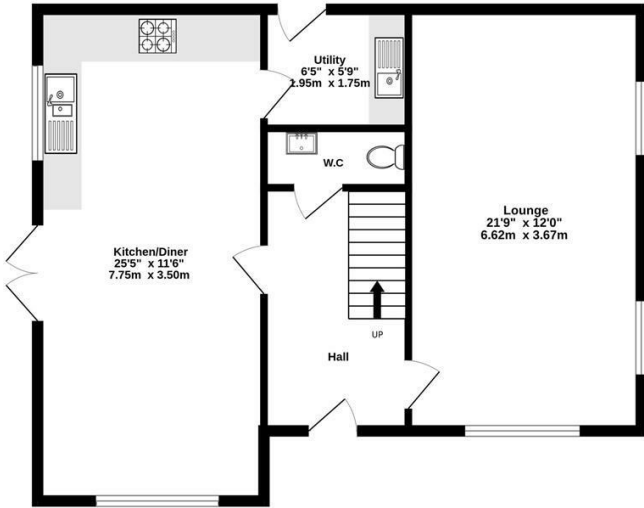
Garden

Large private garden, with lawned and patio areas.

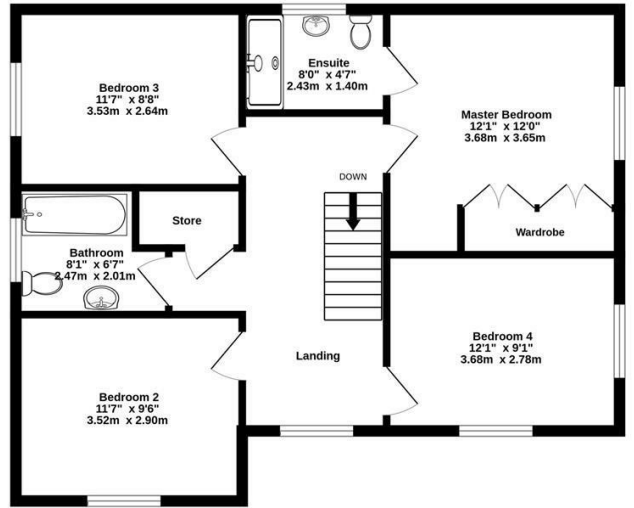




GROUND FLOOR



1ST FLOOR



BAYWEAVER STREET, ELLESMERE PORT

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		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	85 93

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	