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**Vista Abode**  
sales & lettings



**39 Mellock Lane, Neston, CH64 4BN**  
**Offers In The Region Of £229,950**



\*\*\*\*\*Stunning Character Property\*\*\*\*\*

Vista Abode are delighted to bring to the market Avondale this beautiful 3 bedroomed character property.

This wonderful property is deceptively spacious and has recently undergone a full programme of modernisation and refurbishment. A BEAUTIFULLY PRESENTED & SPACIOUS HOME \* Ideally located in a DESIRABLE RESIDENTIAL AREA between 2 EXCELLENT SCHOOLS

The house offers modern accommodation with three bedrooms and family bathroom. There is a beautiful garden to the front with mature shrubs and borders and a delightful private courtyard garden to the rear of the property. There is also a garage located a few hundred yards away from the property.

**Hallway**

Large hall way with UPVC front door, storage cupboard and staircase.

**Living Room 12'7" x 11'5" (3.86 x 3.50)**

Spacious and bright with a large bay window over looking the front garden. Radiator and through to second reception room.

**Sitting Room 12'10" x 11'5" (3.93 x 3.50)**

Window on to court yard garden, fireplace, radiator through to kitchen diner.

**Kitchen/Diner 24'9" x 6'10" (7.56 x 2.10)**

With a range of base and wall units this large galley kitchen is spacious, bright and modern.

With integrated dishwasher, washing machine, fridge freezer, and microwave. benefiting from a double oven, electric five burner hob, and granite work surfaces.

**Master Bedroom 13'5" x 11'5" (4.11 x 3.50)**

Window to front elevation, radiator and storage room.

**Bedroom 2 10'7" x 10'2" (3.25 x 3.12)**

Large double with window to rear elevation and radiator.

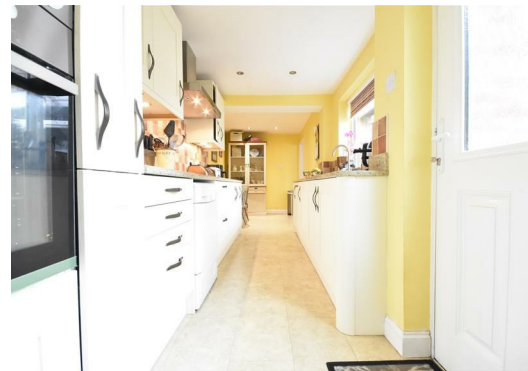
**Bedroom 3 8'1" x 6'11" (2.48 x 2.13)**

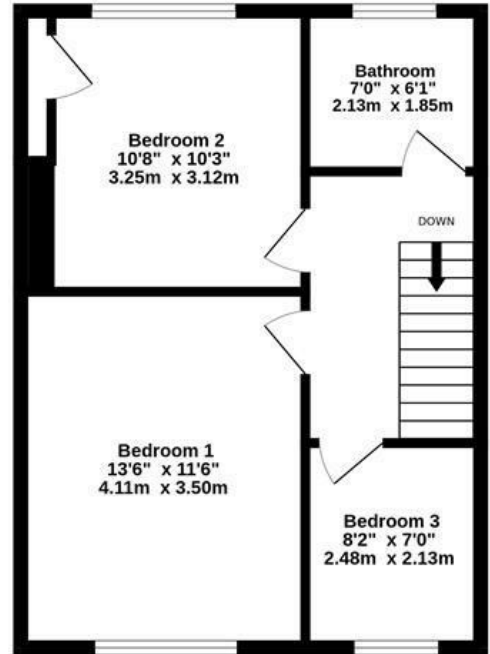
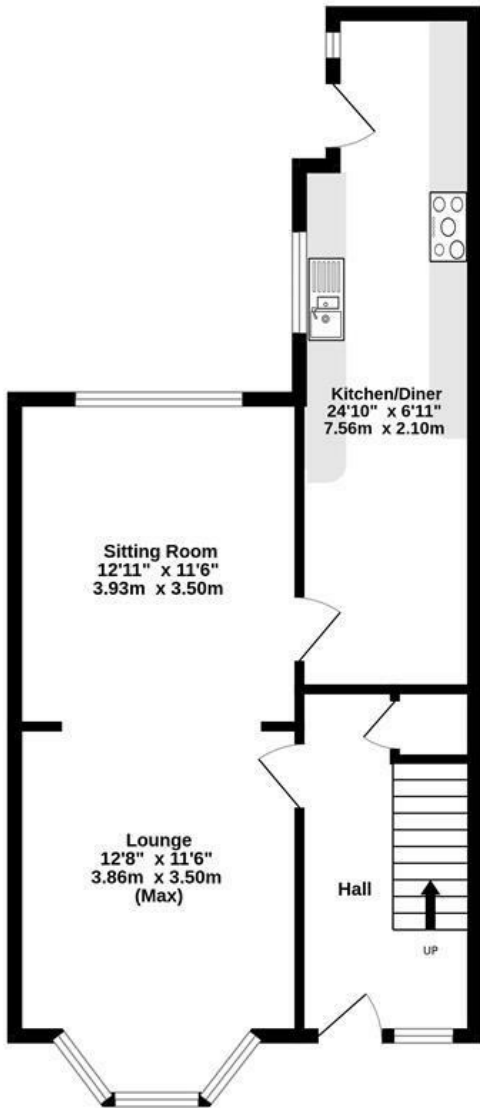
Window to front elevation and radiator.

**Bathroom 6'11" x 6'0" (2.13 x 1.85)**

Newly refitted white bathroom suite with a P-Shaped bath, power over shower, floor to ceiling tiles, vanity sink unit and WC.







MELLOCK LANE, LITTLE NESTON, 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	