



**2 Greenfields Close, Neston, CH64 0TY
Offers In The Region Of £355,000**

PERFECT FAMILY HOME

Vista Abode are delighted to bring to the market this FOUR DOUBLE bedroomed detached house.

Situated in a peaceful Cul-De-Sac Location in a highly desirable area of Little Neston. Within close proximity of all local amenities, transport links and fantastic schooling.

Benefiting from gas central heating and double glazing. In brief the accommodation comprises of Entrance Porch which leads onto Bedroom Four/Office. A good-sized Lounge/Diner With a door leading through to the stairs and the downstairs shower room, with a Walk in Shower, vanity unit and WC.

Off the living room there is a bright spacious dining room with patio doors leading on to the rear garden. There is a door through to the modern kitchen which also benefits from a pantry.

Upstairs there are three further bedrooms with the master benefiting from fitted wardrobes and a family bathroom comprising of a bath, WC and sink unit.

Externally to the front there is a resin driveway, that runs along both sides of the property. To the rear there is a beautiful, secluded garden with mature shrubs and borders and a resin patio area.

The location if this property is perfect with it being a ten minute walk to the new Coastal Path which leads to Parkgate in one direction and North Wales the other.

Please call Emma on 0151 336 8171 to arrange a viewing on this fantastic property.

Lounge 20'2" x 11'0" (6.15 x 3.37)

Dining Room 14'5" x 9'0" (4.40 x 2.75)

Kitchen 9'8" x 8'1" (2.95 x 2.48)

Bedroom 4/Office 13'9" x 7'11" (4.21 x 2.42)

Shower Room 8'3" x 6'8" (2.52 x 2.04)

Bedroom 1 11'9" x 11'1" (3.60 x 3.40)

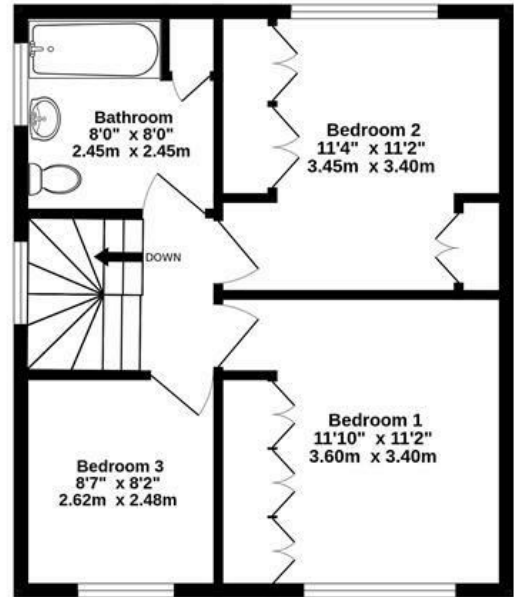
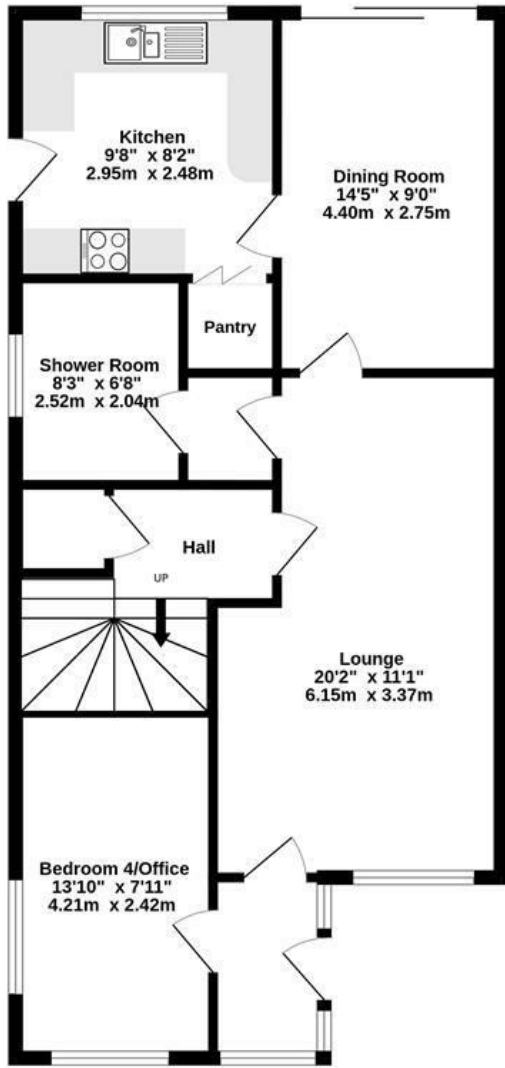
Bedroom 2 11'3" x 11'1" (3.45 x 3.40)

Bedroom 3 8'7" x 8'1" (2.62 x 2.48)

Bathroom 8'0" x 8'0" (2.45 x 2.45)







GREENFIELD CLOSE, 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | 69 | 80 |

| 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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |