



**21 Greenfields Croft, Neston, Cheshire CH64 0TZ  
Offers In The Region Of £275,000**

\*\*\*NO ONWARD CHAIN\*\*\*

## PERFECT FAMILY HOME

Vista Abode are delighted to bring to the market this modern bright three DOUBLE bedroom detached house. Situated in a peaceful Cul-De-Sac Location in a highly desirable area of Little Neston within close proximity of amenities, transport links and fantastic schooling. Benefiting gas central heating and double glazing. The accommodation briefly comprises of; Entrance Porch, Lounge/Diner, Kitchen, Three Double Bedrooms, Modern Bathroom with Walk In Shower, Garage, Landscaped Front and Rear Gardens and a Driveway providing off road parking.

The property has further potential to extend, subject to planning permission.

\*We have been informed by the vendor, further parking can be added at the rear of the property and planning permission would be granted for this. (Potential buyers must make their own checks)

### Entrance Porch

UPVC double glazed front door, Double glazed window to the side elevation, Wood effect flooring, Door into the Lounge;

### Lounge/Diner 24'05 x 11'00 (7.44m x 3.35m)

Wood effect flooring, Electric fire with feature surround, Television point, Double glazed window to the front and elevations, Radiator, Stairs to the first floor, Under stairs storage cupboard, Door to the Kitchen;

### Kitchen 10'03 x 7'11 (3.12m x 2.41m)

Having a range of wall and base units with complementary work surfaces over, Stainless steel sink with drainer unit and mixer tap over, Tiled splash backs, Built in electric oven, Ceramic hob with stainless steel extractor hood over, Space and plumbing for a washing machine, Space for a tall fridge/freezer and further appliances, Extractor fan, Radiator, Double glazed window and door to the rear elevation;

### Landing

Twisted staircase leading up to the first floor, Double glazed window to the side elevation, Loft access, Doors leading off to;

### Bedroom One 11'03 x 11'00 (3.43m x 3.35m)

Radiator, Television point, Wood effect flooring, Double glazed window to the rear elevation;

### Bedroom Two 11'09 x 10'02 (3.58m x 3.10m)

Wood effect flooring, Radiator, Television point, Double glazed window to the front elevation;

### Bedroom Three 9'00 x 8'00 (2.74m x 2.44m)

Television point, Radiator, Double glazed window to the front elevation;

### Bathroom 8'02 x 8'00 (2.49m x 2.44m)

Walk in shower cubicle with power shower, bath, sink with vanity unit, WC, towel radiator and Karndean flooring.

### Garage

Having an up and over door, power and lighting;

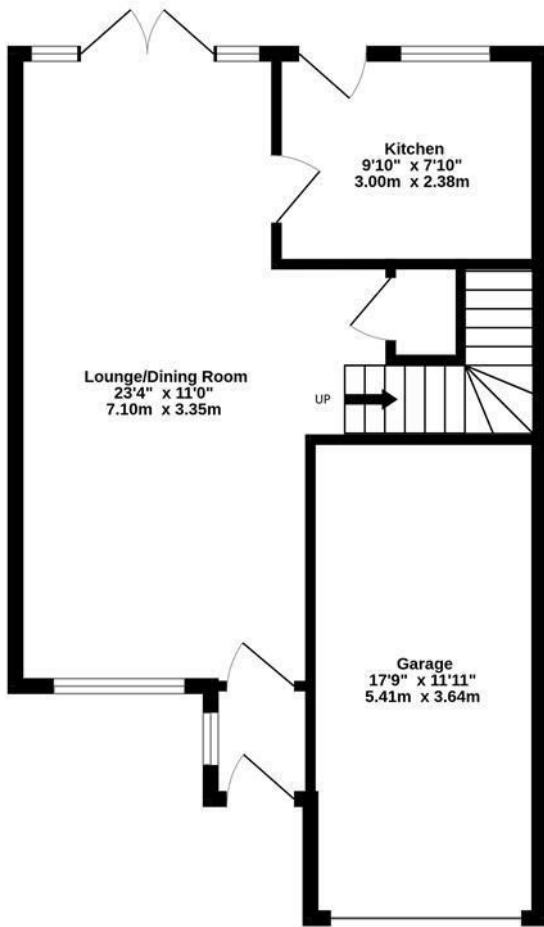
### Externally

To the front of the property is a garden laid to lawn with a Driveway providing off road parking and a gate leading to the rear. To the rear of the property is a garden laid to lawn with a patio area, water point, secure walled and fenced boundaries;

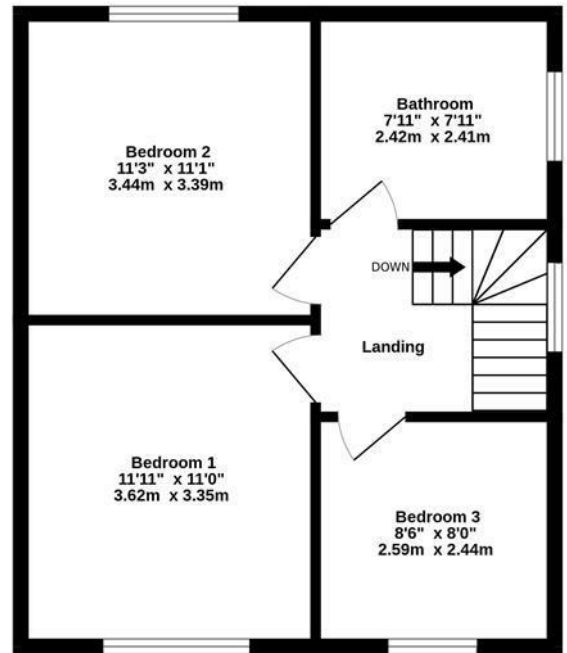




GROUND FLOOR



1ST FLOOR



GREENFIELD CROFT, 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	61	74

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	55	70