

8 The Cross, Neston, Cheshire, CH64 9UB

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**25 Shakespeare Road, NESTON, CH64 9TG**  
**Price £149,999**

**\*\*No Chain\*\* First Time Buy/Buy To Let **\*\*Amazing Potential** \*\*\***

The property would make an ideal first time buy or buy to let for Leahurst students.

Three Bedroom terraced property occupying a generous sized plot in the popular area of Neston. The property briefly comprises a spacious lounge, with delightful views over the rear garden. A large open plan kitchen diner. To the first floor there are two double bedrooms, third bedroom and family bathroom. To the rear of the property a generous sized garden with a patio area, perfect for entertaining or relaxing. Located in the popular residential area of Neston within easy reach of amenities, transport links and excellent schools.

Early viewing is highly recommended to appreciate the size and potential of the property.

**Kitchen/Diner 14'3" x 11'4" (4.35 x 3.46)**

Gas hob and cooker, space for washing machine, dryer, and fridge freezer. A large range of base and wall units, black sink and drainer, laminate worktops, UPVC window and radiator.

**Living Room 20'4" x 9'7" (6.22 x 2.93)**

Electric fireplace and window to rear elevation overlooking the rear garden.

**Bedroom 1 13'3" x 9'10" (4.05 x 3.00)**

**Bedroom 2 12'2" x 10'1" (3.71 x 3.09)**

**Bedroom 3 9'8" x 9'7" (2.96 x 2.93)**

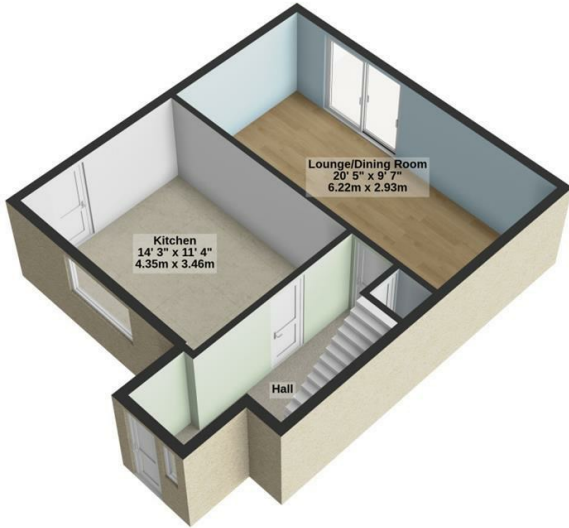
**Wet Room 6'11" x 5'6" (2.12 x 1.68 )**

Electric shower, Sink, WC and electric shower.

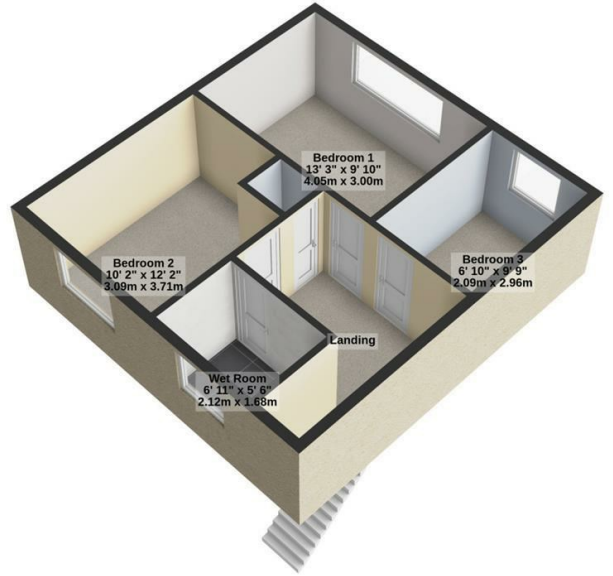




GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



SHAKESPEARE ROAD, NESTON

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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>		69	73
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		