



**37 Sunningdale Way, Neston, CH64 0UY
Offers In The Region Of £320,000**

Vista Abode are delighted to present a MAGNIFICENT opportunity to purchase a stunning three bedroom DETACHED bungalow occupying a LARGE PLOT in a pleasant and highly desirable CUL-DE-SAC. No Chain Involved With Spectacular Potential Boasting easy access to local shops and cafe's, reputable schools, transport links via rail and road. In brief the property compromises of an inviting entrance hall, a SPACIOUS living room, a dining area, three DOUBLE bedrooms all served by a bathroom and En-suite from the master bedroom. Externally the property reveals a DRIVEWAY providing off road parking a DETACHED GARAGE and a CAR PORT.

Outside there are landscaped gardens to all sides, with mature shrubs and borders. there is a patio area offering excellent space for al-fresco entertaining.

Internal viewing of this fine property is most highly recommended.

Hall Way

With a wooden front door, radiator, cloak room, and door to living room.

Living Room 15'0" x 11'1" (4.58 x 3.4)

With a real fire, radiator, window to front elevation, through to dining room.

Dining Room 9'6" x 8'4" (2.9 x 2.56)

Serving hatch, radiator and patio doors through to the conservatory.

Conservatory 19'2" x 9'4" (5.85 x 2.85)

Large upvc conservatory.

Kitchen 13'1" x 10'7" (3.99 x 3.25)

Gas oven, hob, sink and drainer, space for fridge freezer, Worcester Bosch boiler, radiator and door leading through to the conservatory.

Master Bedroom 11'8" x 11'0" (3.58 x 3.37)

Window to rear elevation, radiator, fitted wardrobes and door to En-suite.

En-suite 7'1" x 4'1" (2.16 x 1.26)

Wc, sink and shower cubicle.

Bedroom 2 9'1" x 8'2" (2.79 x 2.50)

Window to front elevation and radiator.

Bedroom 3 8'11" x 8'11" (2.74 x 2.73)

Window to front elevation, radiator and fitted wardrobes.

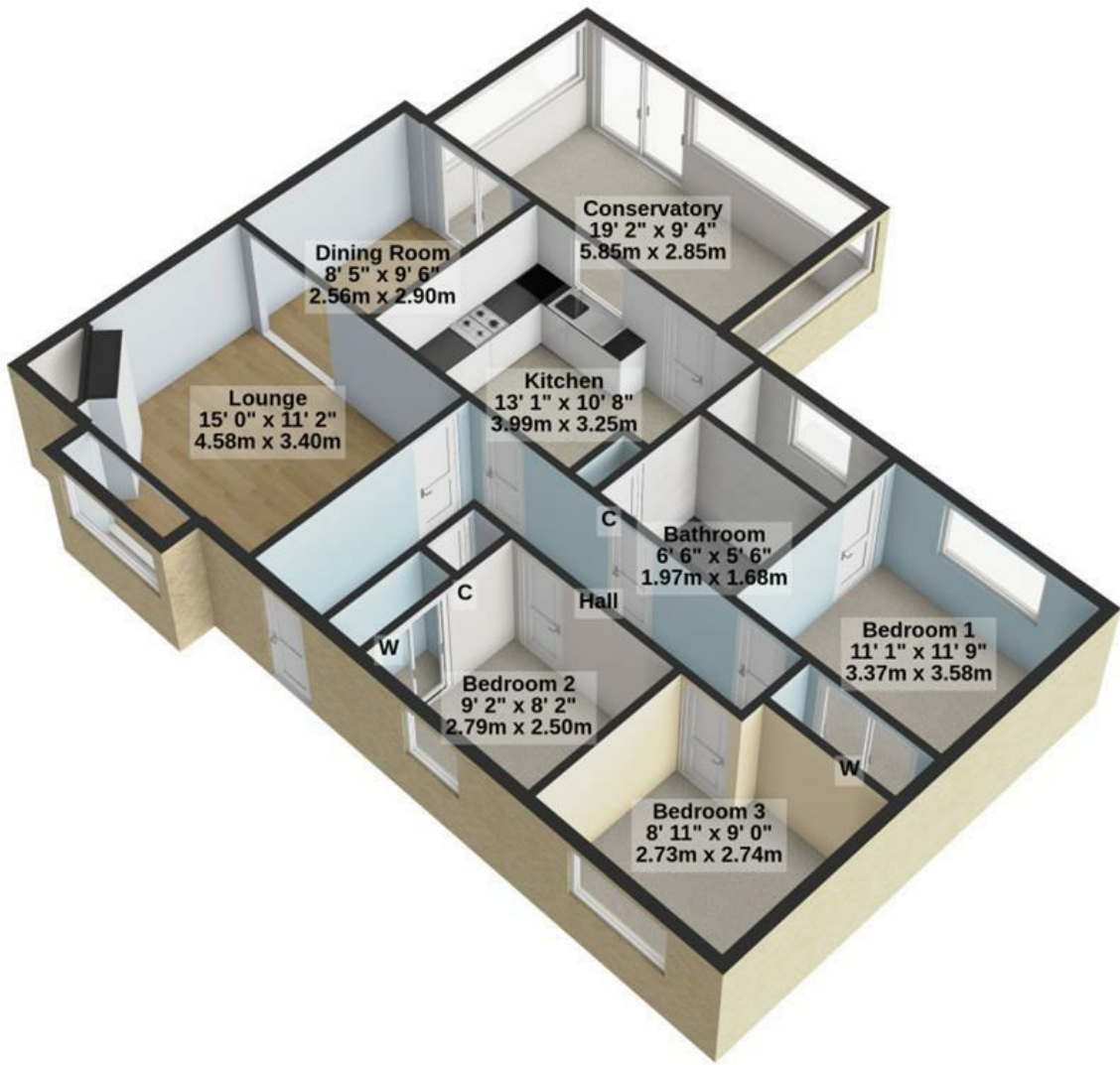
External

The outside of the property there is a garage and car port. The rear garden is private, mainly laid to lawn with mature shrubs and borders, a patio area and a shed.





GROUND FLOOR



SUNNINGDALE WAY, 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			
England & Wales	EU Directive 2002/91/EC		84

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		

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