

8 The Cross, Neston, Cheshire, CH64 9UB

Tel: 0151 3368171

lettings@vistaabode.com

www.andrewsestates.co.uk



**12 Sandy Lane, Neston, CH64 4DR**  
**£625,000**

Vista Abode are delighted to showcase "Hollybank". This is a rare opportunity to purchase a spacious detached bungalow set in extensive beautiful grounds on the prestigious Sandy Lane. This is a truly unique property brimming with potential, perfect for those looking to enjoy the peace and quiet of village life.

Nearby is the historic market town of Neston which offers a variety of shops, cafes and restaurants. The location also offers reputable schools, including Woodfall Primary, excellent transport links and green spaces, with The Wirral Way, Ness Gardens and Burton Mere being close by.

This immaculately presented three bedroomed bungalow is offered to the market chain free, with the benefit of a very versatile floorplan. Promising generous and well-proportioned accommodation throughout, the property is sure to appeal to many buyers with internal inspection essential to appreciate all this home has to offer.

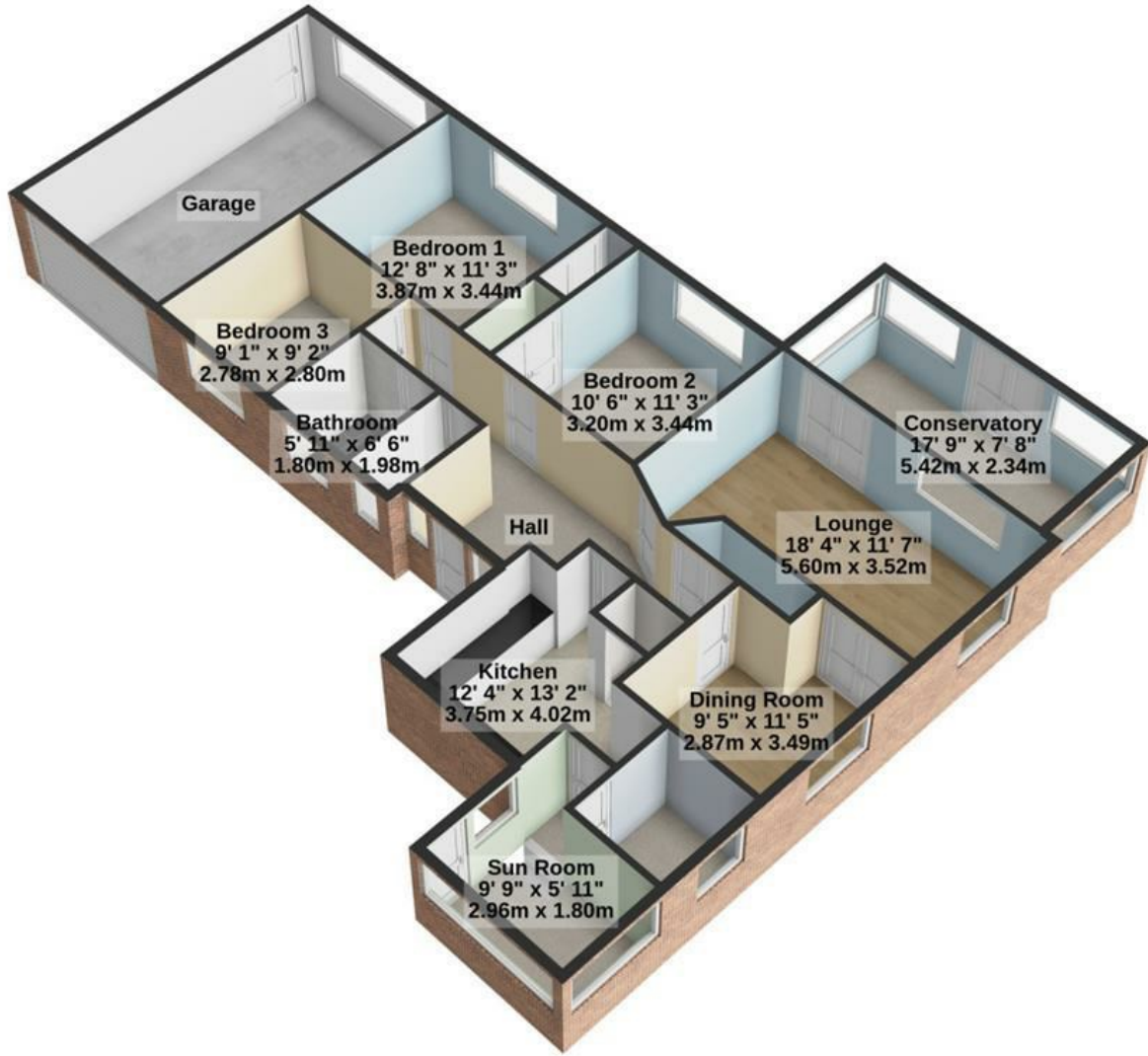
Internally, the property consists of a hallway with storage cupboards, a very spacious living room with French Doors leading through to a conservatory and rear garden, a separate dining room, fitted kitchen, convenient utility room and a delightful sunroom overlooking the front garden. There are three bright spacious bedrooms, a family bathroom and separate W.C. The property has the benefit of gas central heating and double glazing.

Externally, to the front and rear of the property there are extensive mature gardens both with views to the Welsh Hills, the rear garden being south facing. The front of the property also benefits from an extensive gravel driveway providing ample parking and garage.





GROUND FLOOR  
1528 sq.ft. (141.9 sq.m.) approx.



SANDY LANE, LITTLE 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.

Made with Metropix © 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		66	
(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		

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			
England & Wales	EU Directive 2002/91/EC		