

**30 Tithebarn Drive, Neston, Cheshire CH64 6RQ**  
**Offers Invited £349,995**

Vista Abode, are delighted to bring to the market this most attractive Three Bedroom Detached Bungalow, located in the highly desirable Parkage.

This detached bungalow sitting on a generous plot is sure to appeal to many. This property offers incredible potential for those with a vision to create their dream home. Many of the bungalows locally have been extended and re-planned, for example with loft conversions, and subsequently there is much further potential, subject to obtaining the relevant consent.

The property has a generous lounge/dining room, fitted kitchen, large master bedroom with En-suite and a further two double bedrooms with a separate family bathroom.

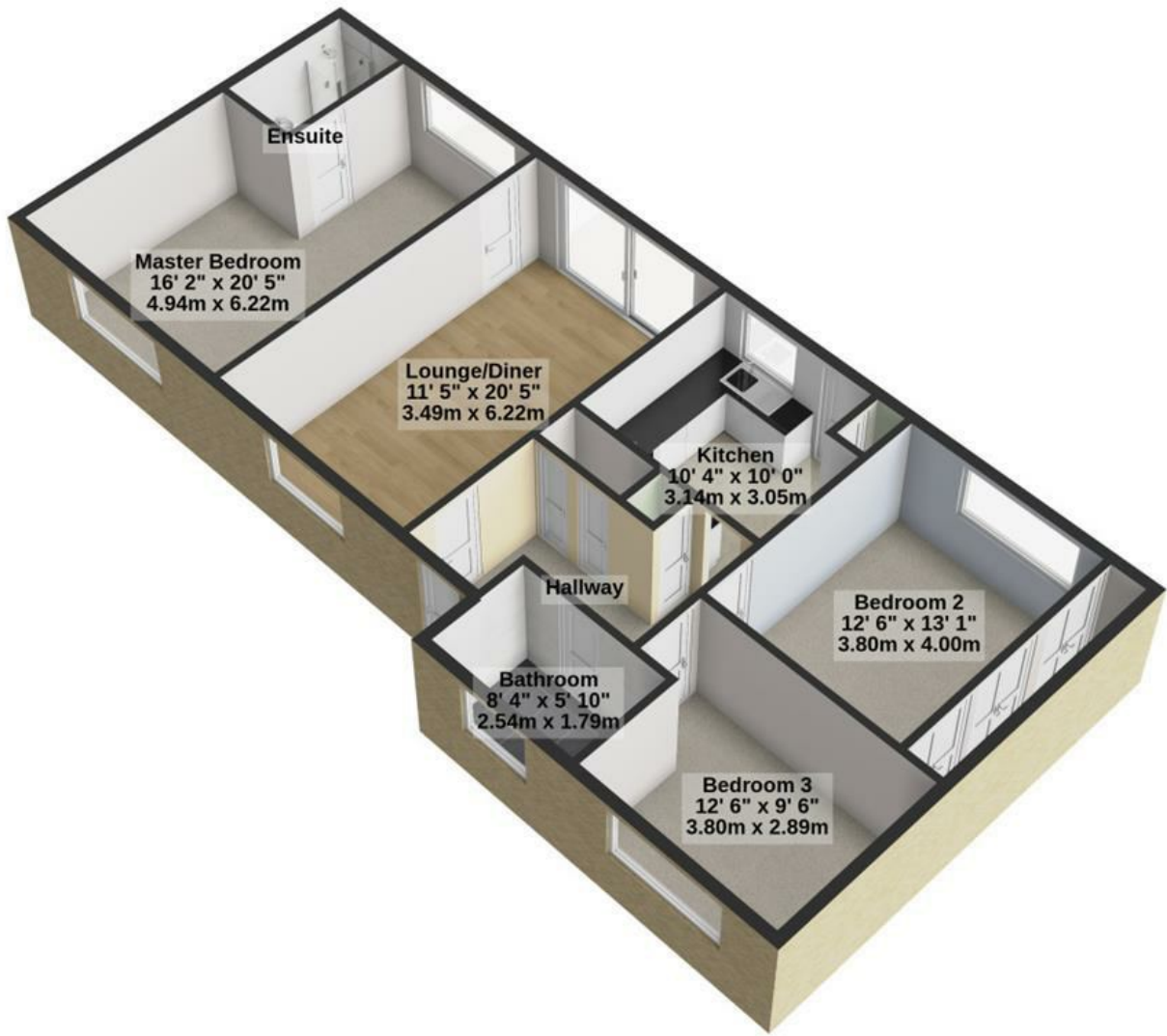
Externally a paved driveway provides off road parking for two cars with. The rear gardens are laid mainly to lawn and surrounded by mature borders in addition to a stone paved terrace which is ideal for entertaining during the summer months. Importantly with a high degree of privacy.

Property benefits from, Gas Central Heating, UPVC Double Glazing.





GROUND FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



TITHEBARN DRIVE, PARKGATE

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		83

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		