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Vista Abode
sales & lettings



13 Waterford Drive, Neston, CH64 9QN
Offers In The Region Of £325,000

Vista Abode are delighted to bring to the market this immaculately presented three bedroomed detached bungalow. It 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.

In brief the property comprises; entrance porch, hallway, lounge, dining room, fitted kitchen with convenient utility area, three bedrooms, a family bathroom, and a large conservatory overlooking the rear garden. The property benefits from a generous driveway, carport and garage providing ample off-street parking and storage. To the rear there is a beautifully landscaped garden that boasts beautiful views to the Welsh Hills, a stone patio area and scope to extend.

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.

Internal viewing is highly recommended to appreciate the accommodation on offer.

Lounge 12'6 x 11'5 (3.81m x 3.48m)

Dining Room 11'5 x 8'10 (3.48m x 2.69m)

Kitchen 9'9 x 8'4 (2.97m x 2.54m)

Bedroom 1 10'10 x 10 (3.30m x 3.05m)

Bedroom 2 10'10 x 10'10 (3.30m x 3.30m)

Bedroom 3 10'6 x 10'5 (3.20m x 3.18m)

Bathroom 12'6 x 5'9 (3.81m x 1.75m)

Conservatory 20'11 x 10'8 (6.38m x 3.25m)

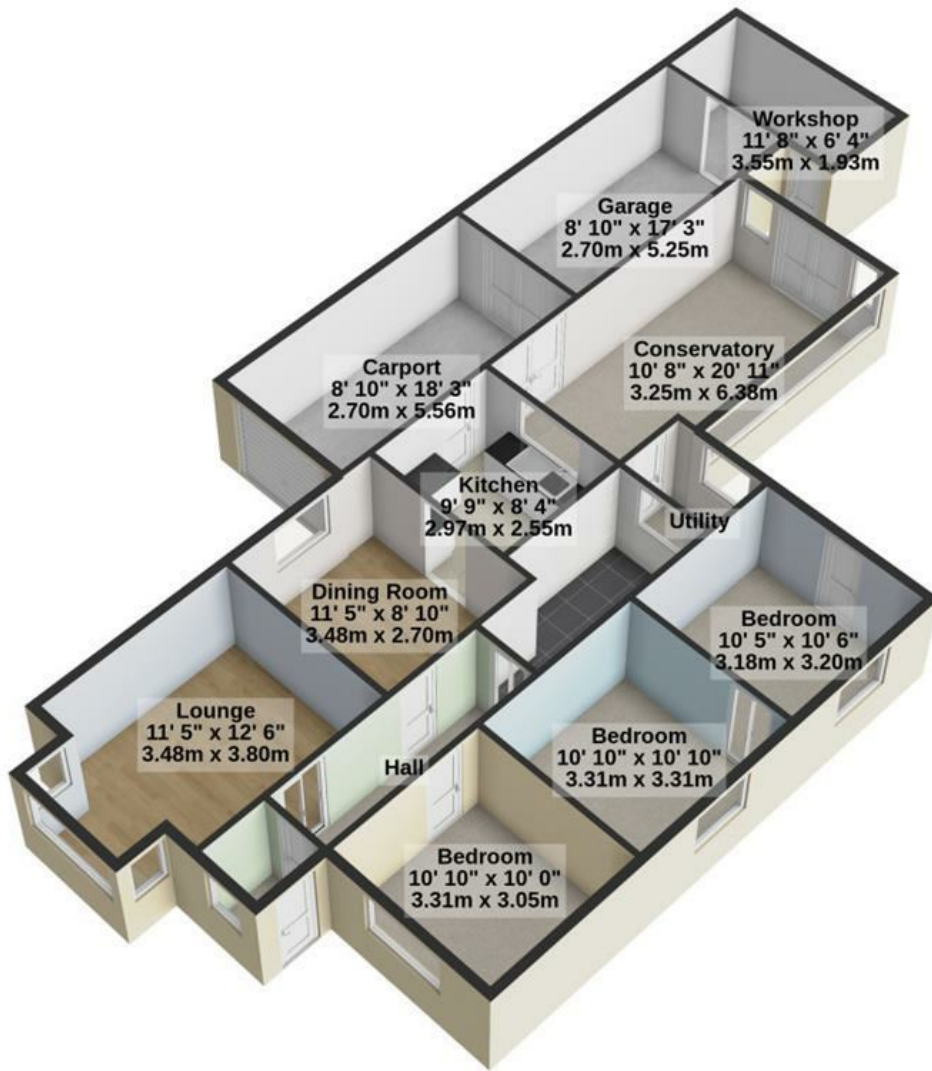
Garage 17'3 x 8'10 (5.26m x 2.69m)

Workshop 11'8 x 6'4 (3.56m x 1.93m)





GROUND FLOOR
1512 sq.ft. (140.5 sq.m.) approx.



WATERFORD DRIVE, 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.

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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	

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	

Neston Branch

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