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**Vista Abode**  
sales & lettings



**67 The Priory, Neston, CH64 3SR**  
**Offers In The Region Of £299,999**



Vista Abode are delighted to bring to the market this beautifully presented and well proportioned modern semi-detached home with superb gardens and views.

Occupying an enviable location within a highly desirable area, a sort walk to Neston Town Center and Parkgate.

With its generous bedrooms and versatile living accommodation this property is sure to appeal to a variety of buyers.

In brief the accommodation comprises of entrance porch, large hall way leading onto the living room with double doors through to the spacious dining room and a contemporary kitchen. Upstairs are two generous double bedrooms with fitted wardrobes, a third single and a modern family bathroom with a walk in shower and separate WC. To the rear of the property is an oasis style garden, with a patio area and surrounded with mature trees and shrubs making this garden very private and perfect for those sunny evenings. The property also benefits from a large garage with capacity for two cars.

This is a beautiful property which is sure to be very popular and is a must see.

**Hallway 15'9" x 5'11" (4.81 x 1.82)**

**Lounge 15'2" x 12'3" (4.63 x 3.74)**

Window to front elevation, fire place and double doors through to the dining room.

**Dining Room 12'6" x 10'2" (3.82 x 3.12)**

Doors to rear garden and kitchen.

**Kitchen 11'9" 8'0" (3.60 2.44)**

Window to rear elevation, modern Shaker style units with integrated appliances. and radiator. Doors leading to the dining room and the rear garden.

**Bedroom 1 11'4" x 10'10" (3.47 x 3.31)**

Window to front elevation and fitted wardrobes.

**Bedroom 2 11'4" x 10'10" (3.47 x 3.31)**

Window to rear elevation and fitted wardrobes.

**Bedroom 3 9'5" x 7'6" (2.89 x 2.29)**

Window to front elevation.

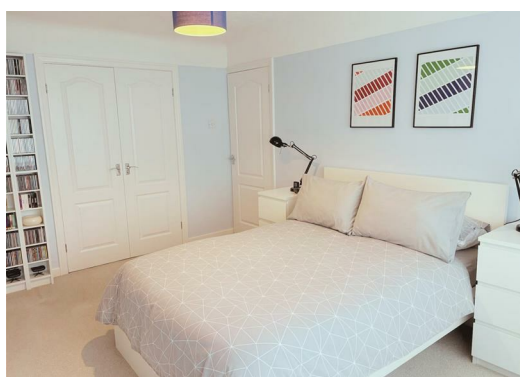
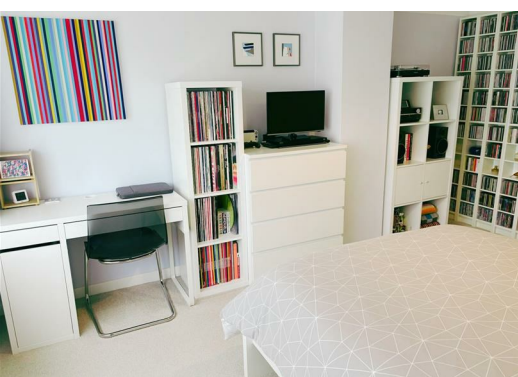
**Bathroom 7'6" x 5'6" (2.29 x 1.70)**

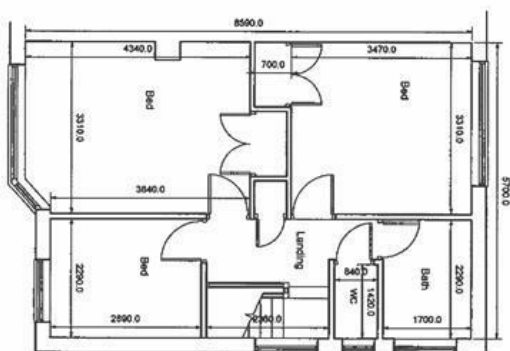
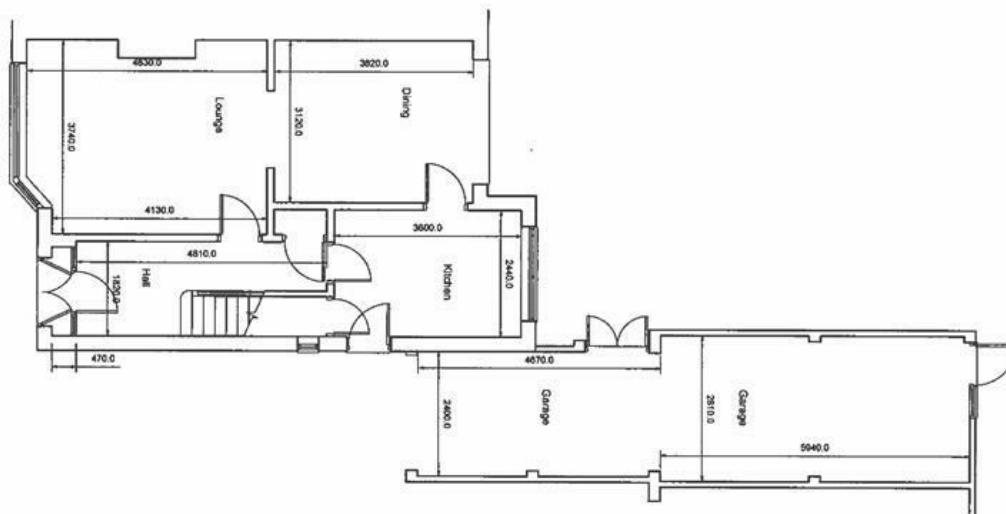
Window to rear elevation, walk in shower, sink vanity unit and towel radiator.

**WC**

**Garage 34'9" x 7'10" (10.6 x 2.4)**







Scale 1:100



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(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 <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	