



WEST VALE

NESTON, CH64 0TJ

£299,995

FREEHOLD

- Huge Scope To Extend • 3 Large Double Bedrooms • Large Driveway • Extra Large Garage • 2 Reception Rooms • Kitchen Diner • No Onward Chain


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Entrance Porch

Living Room

Window to front elevation, new log burner and laminate flooring. Through doors to kitchen Diner.

Sitting Room/Office

Window to front elevation and laminate flooring.

Kitchen Diner

With a range of base and wall units, laminate worktops, electric oven and hob, windows to rear elevation and a door to the garden.

Garage

Access from the rear garden this extra large garage has huge potential to become part of the living space subject to the relevant planning permission.

Bedroom 1

Window to front elevation and fitted wardrobes.

Bedroom 2

Window to rear elevation and fitted wardrobes.

Bedroom 3

Window to front elevation and fitted wardrobes.

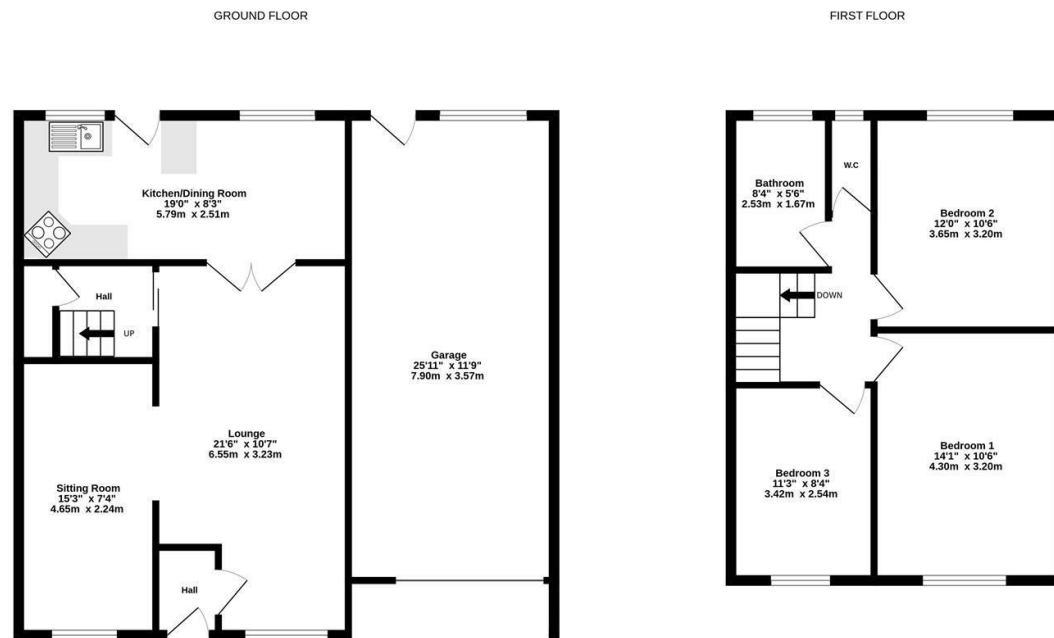
Bathroom

Walk-in Shower Cubicle, Round Bath, WC, Sink, Towel Radiator and window to rear elevation.



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WEST VALE, NESTON

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metroplex ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. Made with Metroplex ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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