



22 BREEZEHILL ROAD NESTON

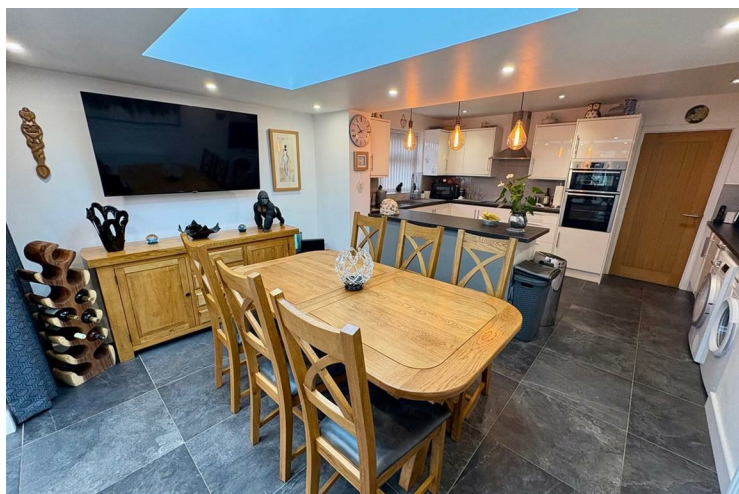
£395,000
FREEHOLD

This exceptional home has been renovated to the highest standards, showcasing premium fixtures and fittings throughout. The rear extension has transformed the property, creating a stunning open-plan kitchen and dining area. Flooded with natural light from the elegant lantern roof and expansive bi-fold doors, this space seamlessly connects to the landscaped rear garden—perfect for entertaining and family living.

The accommodation is exceptionally spacious and thoughtfully designed. Upon entering, you are welcomed by a bright entrance hallway with a convenient cloakroom. The living room offers a warm and inviting atmosphere, centered around a striking fireplace.

To the rear of the property lies a stunning open-plan kitchen and dining room, designed for both everyday living and entertaining. The kitchen is fitted with an extensive range of wall and base units, complemented by sleek work surfaces. It boasts a double oven, and integrated appliances including fridge/freezer and dishwasher.

The property offers two generously sized double bedrooms, each designed with comfort and style in mind. The master suite is truly impressive, featuring expansive fitted furniture, a striking lantern roof that floods the space with natural light, a private dressing room, and a luxurious en-suite bathroom.



- Extended and Renovated To The Highest Standard • Stunning Open Plan Kitchen • Beautifully Landscaped Wrap Around Gardens

Entrance Hall

UPVC front door, wooden flooring, and radiator.

Living Room

14'1 x 12'0

Window to front elevation, wooden flooring, feature fire place, and radiator.

Kitchen Diner

19'4 x 13'11

Open plan, Bifold doors, Lantern roof, modern kitchen comprising a range of wall and base units with complimentary work surfaces, sink and drainer, hob, double oven, integrated appliances. and radiators.

Master Bedroom

12'6 x 10'9

A stunning space with newly fitted wardrobes, dressing area, radiator, and en-suite bathroom.

Dressing Room

10'6 x 5'3

Fitted furniture, lantern roof, window to rear elevation, through to the en-suite.

En-suite

9'0 x 5'5

A stunning newly fitted suite comprising of a stand alone bath, vanity sink unit, walk in shower, W.C, towel radiator, and window to rear elevation.

Bedroom 2

13'7 x 10'0

Wooden flooring, radiator, and window to front elevation.

Family Bathroom

9'6 x 5'5

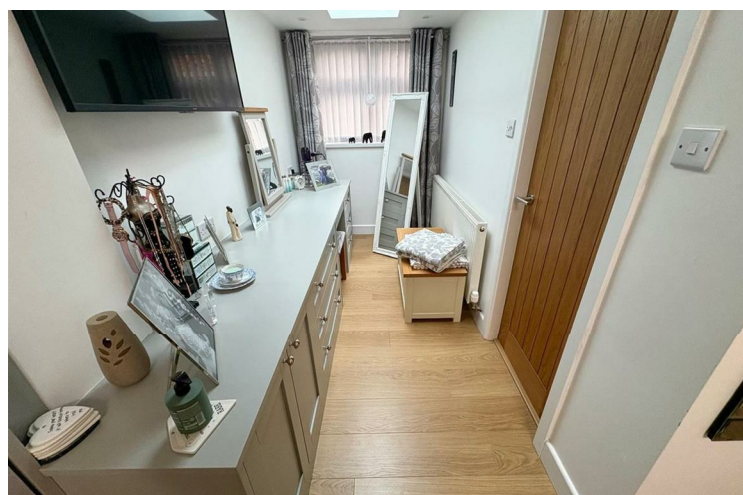
A newly fitted modern bathroom suite comprising of a vanity sink unit, walk-in shower, W.C, towel radiator, and window to rear elevation.



- Two Bathrooms • Dressing Room • UPVC Double Glazing And Central Heating Throughout • Off Road Parking • Two Large Bedrooms





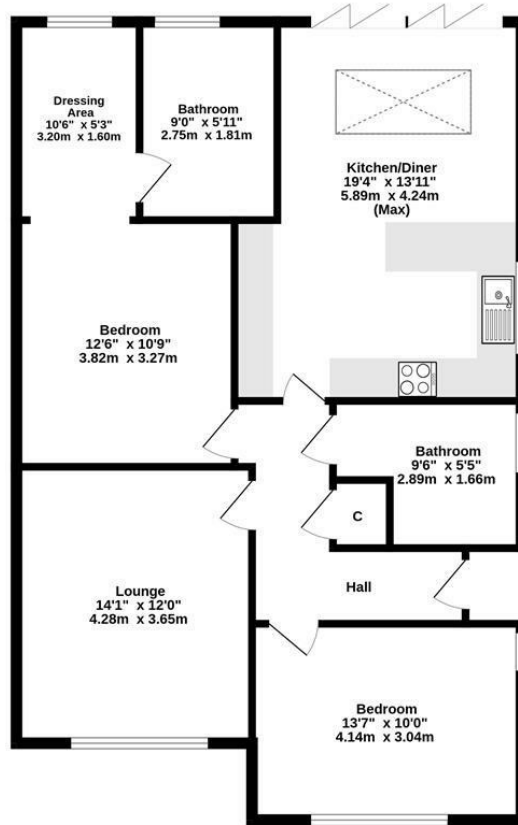


Additional Information

Local Authority -
Council Tax - Band C
Viewings - By Appointment Only

Floor Area - sq ft
Tenure - Freehold
EPC Rating - C

GROUND FLOOR



BREEZE HILL ROAD, NESTON

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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	

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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