



Woodham Grove, Little Neston, Cheshire CH64 0UH

- Traditional Three Bedroom Detached Family Home
- Well Appointed and Maintained Living Accommodation
- Two Double Bedrooms, Third Bedroom and Shower Room
- Generous Sized Enclosed Rear Garden with Patio and Lawn
- Located in the Sought After Area of Little Neston
- Hallway, W.C, Lounge Diner and Extended Kitchen Diner
- Driveway, Garage, Double Glazing and Central Heating
- Close to Amenities, Transport Links and Excellent Schools



£325,000





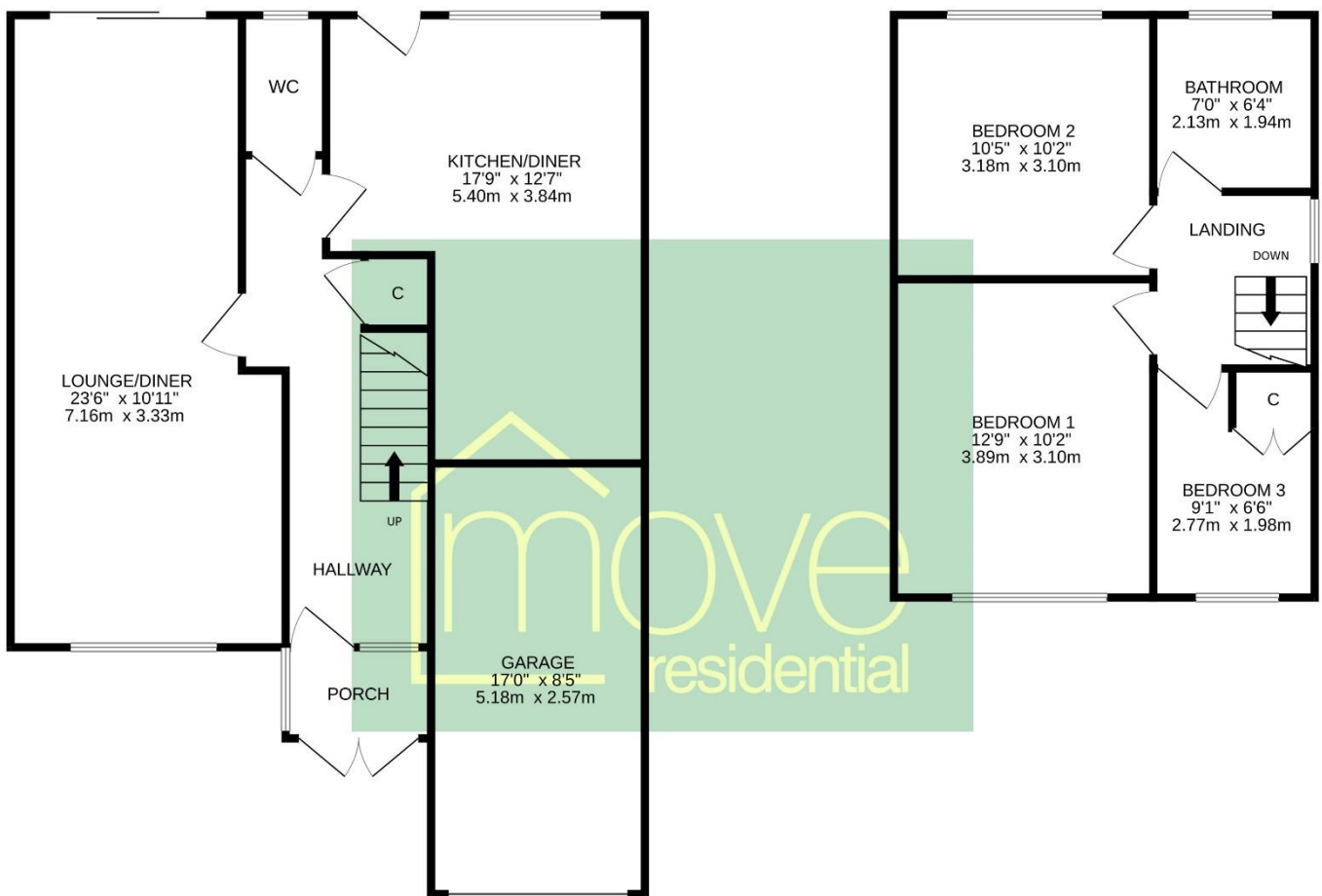






GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

Located at the head of a quiet cul-de-sac in the popular residential area of Little Neston, Move Residential are delighted to showcase this traditional three bedroom detached family home. Well appointed and maintained the accommodation briefly comprises a hallway with storage and downstairs W.C. Spacious front to back lounge diner with feature fireplace and patio doors leading to the delightful rear garden. Completing the ground floor accommodation you have an extended kitchen diner fitted with a comprehensive range of wall and base units. To the first floor you have two double bedrooms, third bedroom and modern shower room. Externally benefitting from off road parking, integral garage and generous sized enclosed rear garden with patio and lawned areas perfect for entertaining or relaxing. Located within easy reach of amenities, transport links and excellent schools for all age groups. A closer inspection is strongly recommended.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not g