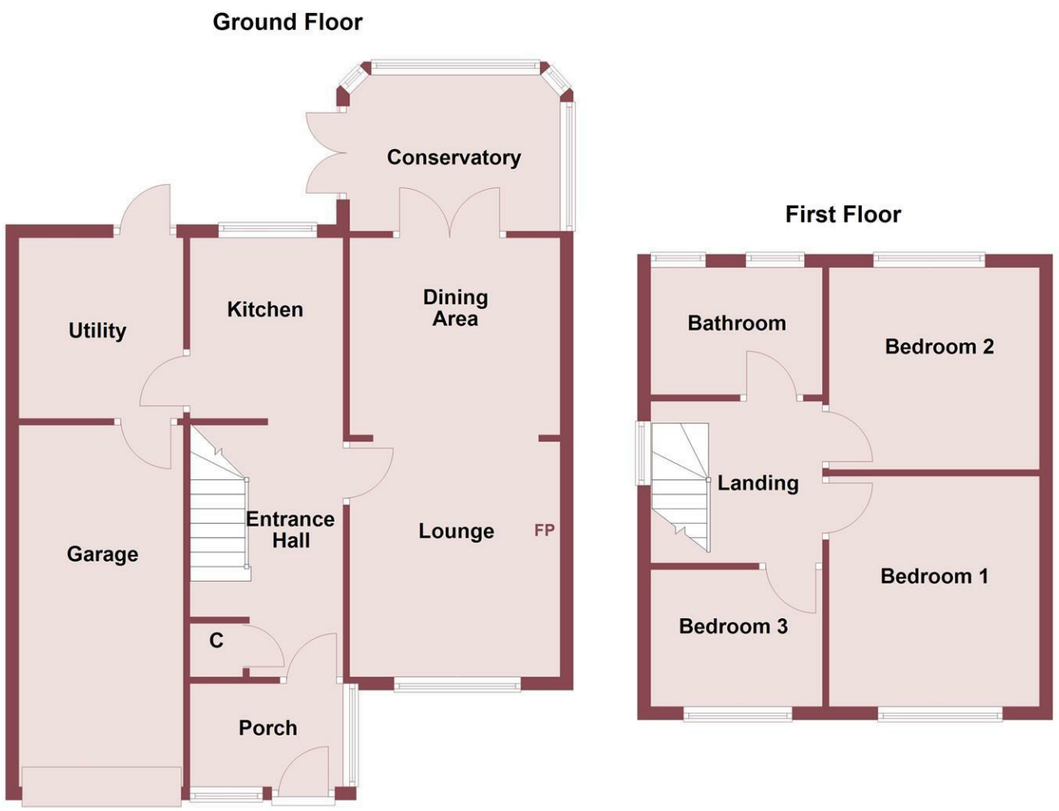

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Meadow Lane, Neston, CH64 2TZ

£320,000

3 Bedroom | 2 Reception | 1 Bathroom | D

No Onward Chain - Sought After Willaston Location - Scope to Extend

Hewitt Adams are delighted to welcome this three bedroom detached house in the ever so popular Meadow Lane in the heart of Willaston Village. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. This property would make a lovely family home and has scope for further expansion. There is a newly installed gas central heating boiler and double glazing throughout.

In brief, the property affords a porch leading to entrance hallway, living room with wood burning stove opening to dining area, kitchen, utility room and garage. The first floor offers three well proportioned bedrooms and a spacious family bathroom.

Externally, to the front of the property there is a driveway providing off road parking, leading to a the garage, a well kept front garden with a fenced boundary. There is a side access leading to the rear.

The rear garden is mainly laid to lawn with fenced boundaries, and a timber garden shed.

With the added benefit of no onward chain, early viewing is advised.

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Porch
7'05 x 3'07 (2.26m x 1.09m)
Front door to porch, windows to front and side aspect, further door to hallway.

Entrance Hall
14'01 x 6'11 (4.29m x 2.11m)
Stairs to first floor, cloak storage, central heating radiator, doors to;

Lounge
12'00 x 9'10 (3.66m x 3.00m)
Window to front elevation, central heating radiator, multi fuel stove, opening to dining area.

Dining area
11'03 x 10'00 (3.43m x 3.05m)
Central heating radiator, double doors to conservatory.

Kitchen
11'08 x 9'07 (3.56m x 2.92m)
Comprising a range of well appointed wall and base units with complementary work surfaces incorporating one and half sink, cooker, gas hob with extractor over, integrated fridge, freezer and dishwasher. Newly installed boiler, understairs storage cupboard, window to rear aspect, door to utility room.

Utility
7'10 x 5'02 (2.39m x 1.57m)
With WC, wash hand basin, space and plumbing for washing machine and tumbler dryer, door to garden and door to garage.

Conservatory
11'07 x 10'07 (3.53m x 3.23m)
Windows to rear aspect, French doors to the garden.

Landing
Window to side aspect, loft access hatch, doors to;

Bedroom 1
13'06 x 11'03 (4.11m x 3.43m)
Window to front elevation, central heating radiator, fitted wardrobes.

Bedroom 2
11'05 x 10'00 (3.48m x 3.05m)
Window to rear elevation, central heating radiator.

Bedroom 3
10'00 x 7'00 (3.05m x 2.13m)
Window to front elevation, central heating radiator.

Bathroom
8'10 x 5'11 (2.69m x 1.80m)
A spacious bathroom comprising; WC, wash hand basin, bath with shower over, two windows to rear aspect, central heating radiator.

Garage
16'11 x 8'01 (5.16m x 2.46m)
Up and over door to front, lighting and power, single door to utility room.

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