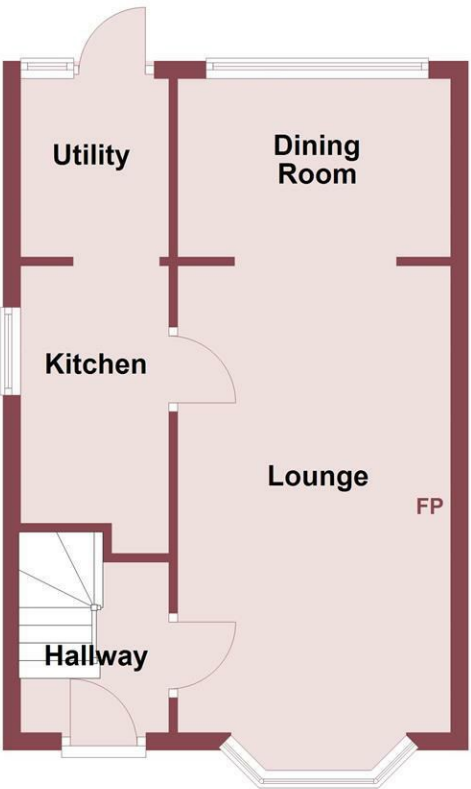




Ground Floor



First Floor



Talbot Avenue, Little Neston, CH64 9RZ

£275,000

3 Bedroom 2 Reception 1 Bathroom D

Generous South Facing Garden - Sought After Location - Perfect First Time Buy - Immaculately Presented Property

Hewitt Adams are excited to offer to the market for sale this absolutely beautifully presented, three bedroom semi-detached house in the ever so sought after Talbot Avenue in Little Neston. A short walk from excellent local amenities, transport links and fantastic schools catchment area including the highly acclaimed Woodfall Primary School rated outstanding by Ofsted. The property has undergone a huge scheme of improvements in recent years and there is also approved planning permission for a side and rear extension, see link to Cheshire West and Chester planning portal- 25/00837/FUL | Demolition of existing outbuilding, erection of two storey side and rear extension with single storey rear extension | 36 Talbot Avenue Little Neston Neston CH64 9RZ

The property also boasts gas central heating, double glazing and off road parking.

In brief the property accommodation comprises; Entrance hallway, spacious living room with bay window and log burning stove, dining room, kitchen, utility room. To the first floor are three well-proportioned bedrooms and a bathroom.

Externally, to the front of the property there is a large tarmac driveway providing off road parking with electric car charging point, access to the rear of the property. To the rear of the property there is a beautifully kept garden mainly laid to lawn, paved patio area, fenced boundaries, well stocked borders comprising mature planted shrubs and trees, timber garden shed.

Hallway

5'6" x 5'4" (1.700 x 1.632)

Composite front door to hall, stairs to first floor, door leading to;

Lounge

19'7" x 10'11" (5.990 x 3.330)

Bay window to front elevation, central heating radiator, log burning stove with tiled inset, hearth and feature surround, doors to;

Kitchen

12'3" x 5'6" (3.752 x 1.700)

A beautifully fitted shaker style kitchen with a range of wall and base units with complementary work surfaces incorporating sink and drainer, cooker, induction hob with extractor over, window to side aspect, central heating radiator, opening to utility.

Utility Room

8'0" x 6'0" (2.440 x 1.840)

Further shaker style base units with space for fridge freezer, space and plumbing for washing machine, window and door to rear.

Dining Room

10'07 x 8'00 (3.23m x 2.44m)

Window to rear aspect, central heating radiator.

Landing

Window to side elevation, doors leading to;

Bedroom 1

11'5" x 9'9" (3.490 x 2.980)

Bay window to front aspect, central heating radiator.

Bedroom 2

8'11" x 7'10" (2.730 x 2.400)

Window to rear aspect, central heating radiator.

Bedroom 3

6'8" x 6'1" (2.050 x 1.858)

Window to front aspect, central heating radiator.

Bathroom

7'06 x 5'10 (2.29m x 1.78m)

Comprising; WC, wash hand basin, bath with shower over, window to side aspect, central heating radiator, cupboard.

