



## West Vale, Neston, CH64 0TL

£285,000

3 Bedroom 3 Reception 1 Bathroom

\*\*Attention First Time Buyers and Families - Sought After Location In Little Neston - Generous South Facing Garden\*\*

Hewitt Adams are delighted to offer to the market for sale this extended, three bedroom detached house on the ever so sought after West Vale in Little Neston. A short distance from excellent local amenities, good transport links and catchment area for highly acclaimed schools including Woodfall Primary School. The property has been extended to the rear and offers a large than average garage.

In brief the accommodation comprises; porch, hallway, living room, dining room, snug, kitchen. To the first floor there are three well proportioned bedrooms. There is also a spacious family bathroom.

Externally, to the front of the property there is a large tarmac driveway providing ample off road parking, garage access via electric door.

The rear garden is southerly facing, being mainly laid to lawn, secure boundaries, a large paved patio area perfect for enjoying the summer sun and a timber garden shed.

Viewing is essential to fully appreciate everything this home has to offer.

Porch

5'03 x 4'09 (1.60m x 1.45m)

Front door to porch, window to side elevation, further door to hallway.

Entrance Hall

7'11 x 3'10 (2.41m x 1.17m)

Stairs to first floor, central heating radiator, door to lounge.

Lounge

21'07 x 11'06 (6.58m x 3.51m)

Box bay window to front aspect, central heating radiator, electric fire with feature surround, understairs storage, door to;

Dining Room

8'05 x 8'01 (2.57m x 2.46m)

Central heating radiator, doors to;

Kitchen

20'10 x 6'11 (6.35m x 2.11m)

A galley style kitchen comprising a range of wall and base units with works surfaces incorporating one and half sink and drainer, cooker, space and plumbing for washing machine, integral microwave and dishwasher, space for fridge and freezer, central heating radiator, window and door to rear garden, loft hatch with ladder.

Sitting Room / Snug

11'02 x 8'06 (3.40m x 2.59m)

Window to rear elevation, central heating radiator, door leading to kitchen.

Landing

Loft access hatch, doors to;

Bedroom 1

11'08 x 9'08 (3.56m x 2.95m)

Window to front elevation, central heating radiator.

Bedroom 2

12'02 x 9'08 (3.71m x 2.95m)

Window to rear elevation, central heating radiator.

Bedroom 3

9'10 x 6'01 (3.00m x 1.85m)

Window to front elevation, central heating radiator.

Bathroom

8'06 x 5'11 (2.59m x 1.80m)

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

Garage

43'08 x 7'09 (13.31m x 2.36m)

Electric door to front, up and over door to rear, lighting and power.

