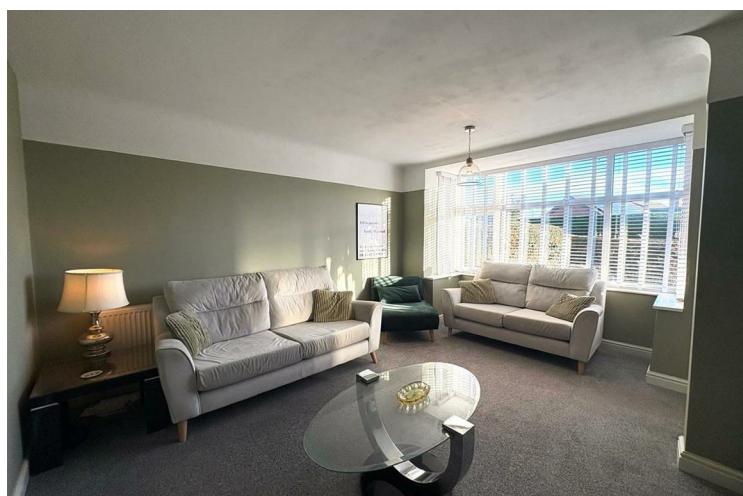


90 Marshlands Road, Little Neston, Neston, Cheshire, CH64 0SU



O.I.R.O £340,000

Key Features

- * Spacious living room with bay window providing excellent natural light
- * Large open-plan kitchen diner with contemporary units, complementary worktops, tiled flooring and patio doors opening to the rear garden
- * Four well-proportioned bedrooms — three large doubles and one generous single
- * Master bedroom with en-suite, plus a modern family bathroom
- * Convenient utility room with access to the integral garage
- * Beautifully landscaped rear garden featuring Indian stone, mature shrubs and well-kept borders
- * Idyllic location, just moments from the Dee Estuary and scenic walking routes

Property Description

This impressive 4-bedroom semi-detached home has been thoughtfully extended and refurbished throughout, offering stylish and versatile living spaces ideal for families. The bright living room with bay window creates a welcoming atmosphere, while the expansive open-plan kitchen diner provides the perfect hub for everyday living and entertaining.

Upstairs, the property boasts three spacious double bedrooms and a large single, with the master enjoying its own private en-suite. A modern family bathroom completes the first floor.

Outside, the beautifully landscaped rear garden offers a peaceful retreat with Indian stone paving, mature planting and attractive borders. The property also benefits from a practical utility room and integral garage.

Lounge 13'0 x 12'10 (3.96m x 3.91m)

Situated in an idyllic setting just a short stroll from the Dee Estuary, this home combines modern comfort with a highly desirable location.

Bay window to front elevation.

Kitchen 11'7 x 10'8 (3.53m x 3.25m)

Contemporary base and wall units with complimentary worktops.

Dining Room 11'1 x 8'0 (3.38m x 2.44m)

Patio doors leading to rear garden.

Utility Room 7'7 x 4'8 (2.31m x 1.42m)

Bedroom 13'9 x 10'11 (4.19m x 3.33m)

Bedroom 13'9 x 10'6 (4.19m x 3.20m)

Bedroom 11'3 x 8'5 (3.43m x 2.57m)

En-suite 4'9 x 4'8 (1.45m x 1.42m)

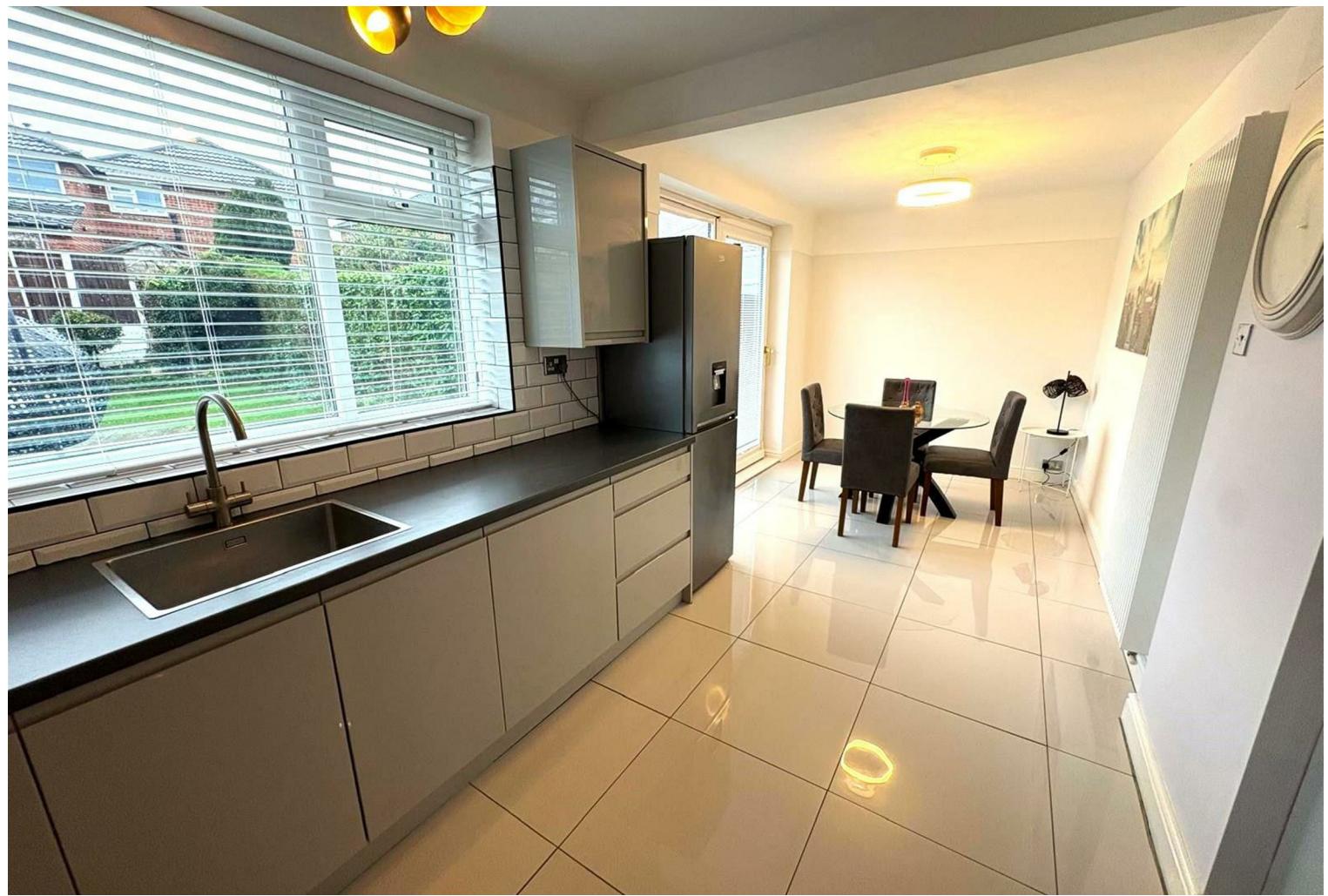
Walk in shower, sink and WC.

Bedroom 8'8 x 7'10 (2.64m x 2.39m)

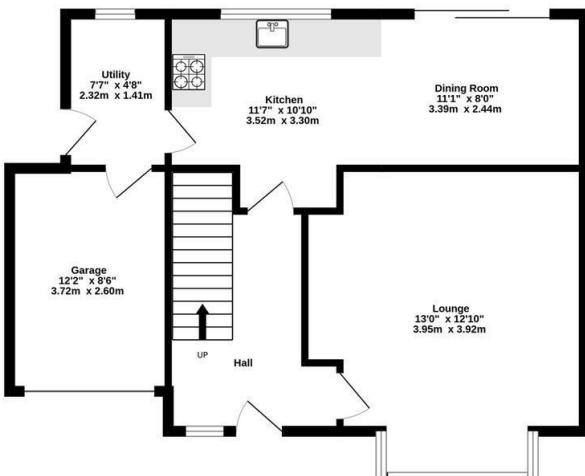
Family Bathroom 8'6 x 5'6 (2.59m x 1.68m)

Bath, shower, sink and WC.

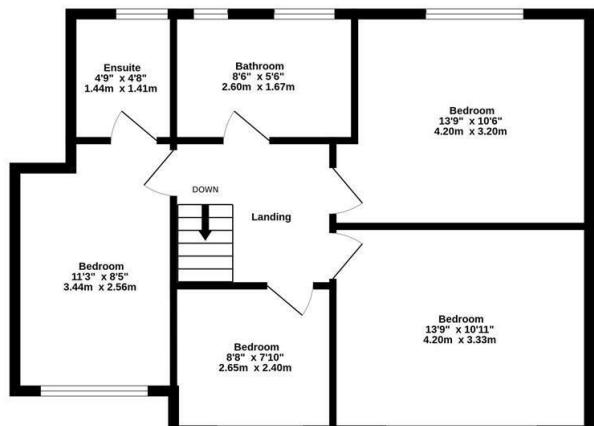
Garage 12'2 x 8'6 (3.71m x 2.59m)



GROUND FLOOR



FIRST FLOOR



MARSHLANDS ROAD, LITTLE NESTON

TOTAL FLOOR AREA: 1141sq.ft. (106.0 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	83
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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