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SALES & LETTINGS

Bendee Road , Little Neston

£280,000

A traditional semi-detached property that is located in a highly sought after area close to Little Neston village and Neston town centre.

The property is set back from the road and occupies a good sized plot; there is a large front driveway and turning area which leads to a double length garage with electric roller shutter. The rear garden is a fantastic size, incredibly private and adjoins the Wirral Way.

The accommodation, whilst requiring refurbishment, has been incredibly well-maintained, and is extended and finished with neutral décor providing a blank canvas with huge potential for a buyer to create a wonderful family home. The property has a modern central heating boiler and is double glazed.

The accommodation comprises, hallway, a large through lounge, sun room and a kitchen-breakfast room. On the first floor there are three bedrooms. Two of the bedrooms have built in wardrobes and there is a family bathroom.

The property is offered for sale with no onward chain and early viewing is recommended.

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- Traditional Semi-Detached Property
- Rear Extension
- Garage with Electric Door
- No Onward Chain
- Three Bedrooms
- Fantastic Sized Garden Adjoining The Wirral Way
- Modern Boiler
- Spacious Lounge & Sun Room
- Off Road Parking
- Highly Sought After Location

## Location

The property is located in a highly sought after area close to the village of Little Neston and Neston town centre.
Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

Schooling is well provided for with a good selection of schools nearby including Woodfall Primary School, Neston High School, Grammar schools in Calday, West Kirby and Wirral, Birkenhead School, and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.
On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Calday and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree. There are a number of rural and coastal walks and cycle paths nearby.

The A540 is approximately one mile away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles

## Accommodation

### Entrance Hallway

### Through Lounge
23'6" x 11'11" (7.17m x 3.64m)

### Sun Room
9'9" x 11'11" (2.99m x 3.64m)

### Kitchen-Breakfast Room
17'11" x 6'7" (5.48m x 2.02m)

### Landing

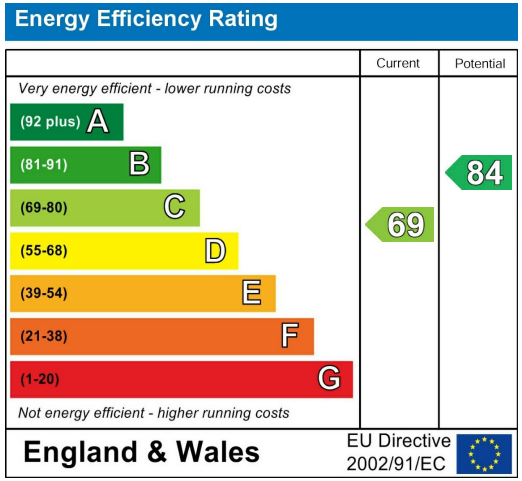
### Bedroom One
11'6" x 11'8" (3.53m x 3.58m)

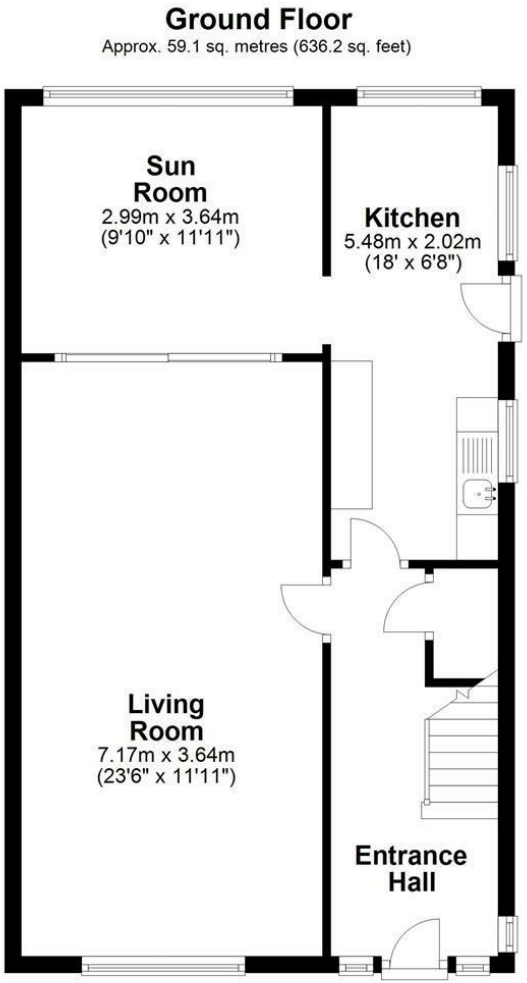
### Bedroom Two
11'5" x 11'8" (3.48m x 3.58m)

### Bedroom Three
6'9" x 6'10" (2.07m x 2.09m)

### Bathroom
7'4" x 6'10" (2.24m x 2.09m)

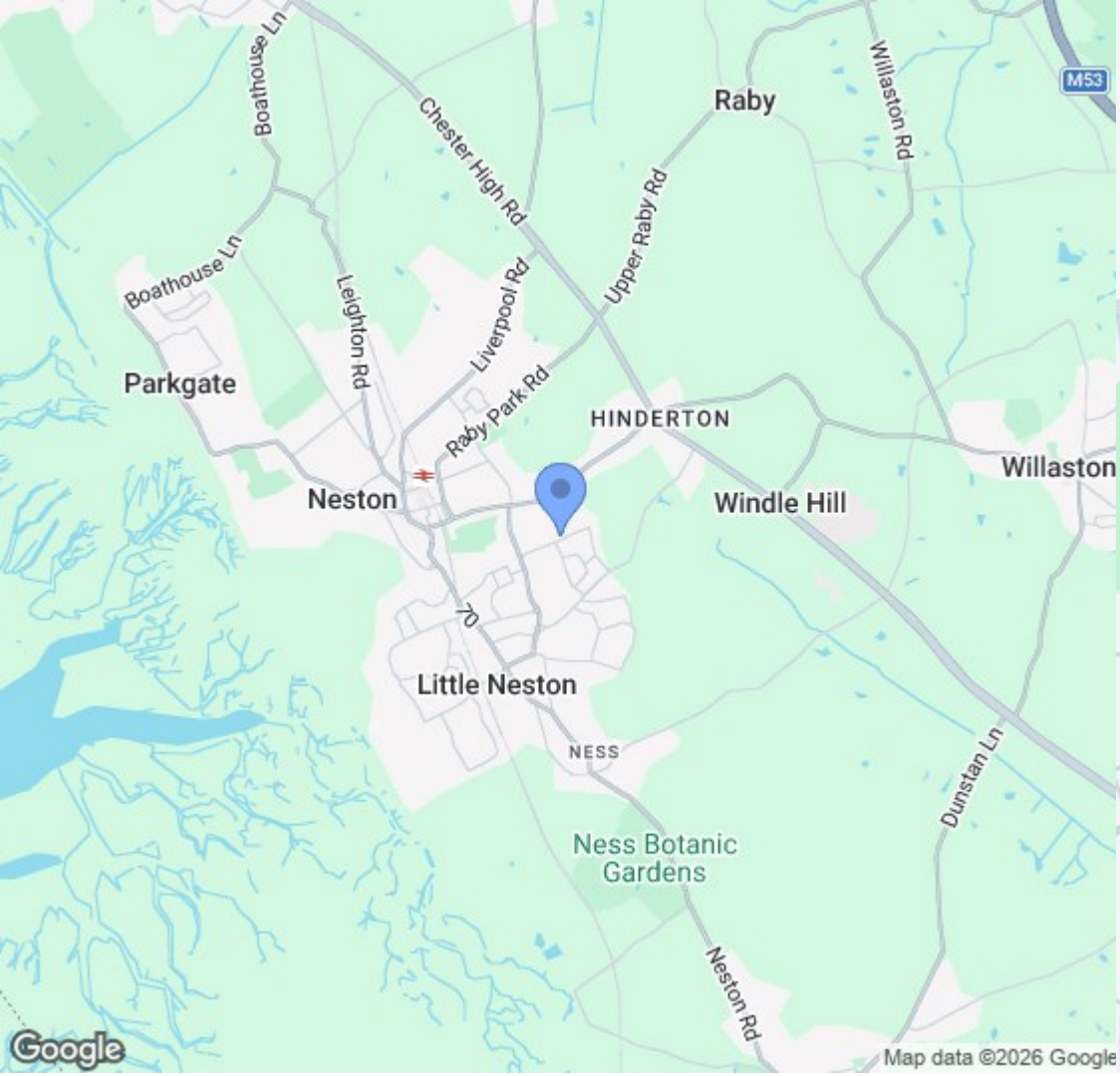
# EPC & Floor Plan



Total area: approx. 100.1 sq. metres (1077.3 sq. feet)

**41 Bendee Road, Little Neston, NESTON**



# Location Map

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