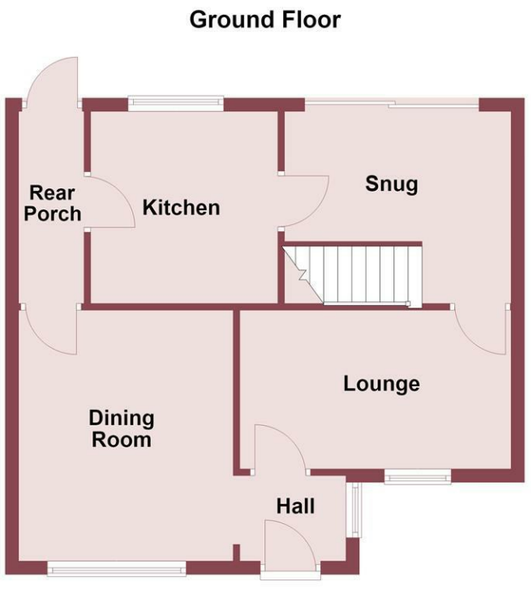
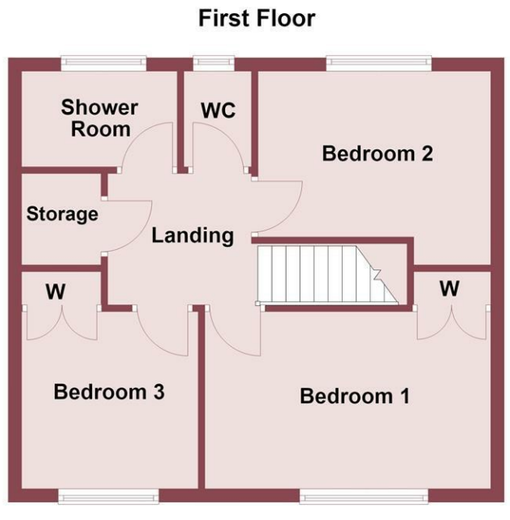










West Vale, Neston, CH64 0SF

Offers Over £265,000

3 Bedroom | 3 Reception | 1 Bathroom

Attention First Time Buyers - Sought After Location In Little Neston - Attractively Priced Property

Hewitt Adams are delighted to offer to the market for sale this three double bedroom mid terrace 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 would make an ideal first time home and really must be viewed to full appreciate everything this property has to offer.

In brief the accommodation comprises; hall, living room, kitchen, snug and a dining room. To the first floor there are three double bedrooms all with storage There is also a spacious shower room and a WC.

Externally, to the front of the property there is a large driveway providing ample off road parking, a laid to lawn section.

The rear garden offers complete privacy with West Vale park behind, being mainly laid to lawn, a patio area perfect for enjoying the summer sun and a timber summerhouse.

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

Hallway
Composite front door to hall, window to side elevation, door to lounge.

Lounge
14'02 x 14'01 (4.32m x 4.29m)
Window to front aspect, central heating radiator, fireplace, door to snug.

Snug
13'04 x 9'01 (4.06m x 2.77m)
Staircase to first floor, sliding doors to rear, central heating radiator, door to kitchen.

Kitchen
10'03 x 9'01 (3.12m x 2.77m)
Comprising a range of wall and base units with work surfaces incorporating one and half sink and drainer, cooker, gas hob, space for fridge freezer, space and plumbing for washing machine, window to rear aspect, door to rear hall and snug.

Dining Room
18'04 x 8'07 (5.59m x 2.62m)
Window to front aspect, central heating radiator, meter cupboards, door to rear hall.

Rear Hall
Boiler cupboard, door leading to kitchen and to the rear garden.

Landing
Large storage cupboard, doors to;

Bedroom 1
14'02 x 10'07 (4.32m x 3.23m)
Window to front aspect, central heating radiator, built in storage.

Bedroom 2
11'10 x 10'06 (3.61m x 3.20m)
Window to rear elevation, central heating radiator, built in storage.

Bedroom 3
10'04 x 8'05 (3.15m x 2.57m)
Window to front aspect, central heating radiator, built in storage.

Shower Room
7'08 x 5'06 (2.34m x 1.68m)
A spacious shower room comprising; large walk in shower, wash hand basin, heated towel radiator, inset spotlights, window to rear aspect.

WC
WC, window to rear aspect.





