





Smithy Close, Neston, CH64 4BD

£275,000

3 Bedroom | 1 Reception | 1 Bathroom | C

Ness Village Location - Perfect First Time Buy - Beautifully Finished Throughout

Hewitt Adams are delighted to showcase this immaculately presented and spacious three bedroom house on Smithy Close in the village of Ness. Neston Town Centre is a short journey which offers an array of local shops, amenities and eateries as well as providing excellent road links to surrounding areas. This property would make a fantastic first time buy.

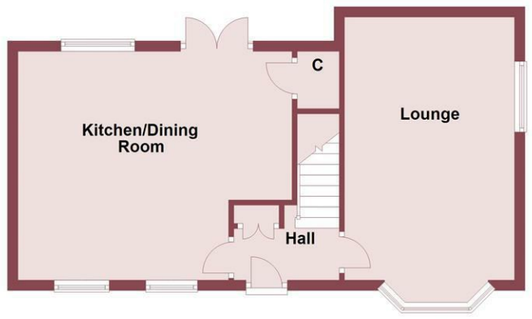
Further affording gas central heating and double glazing throughout.

The property accommodation briefly comprises of; Entrance hall, spacious lounge, stunning kitchen/diner. To the first floor there are three bedrooms and a beautifully fitted bathroom with a separate WC. Also with the added benefit of gas central heating and UPVC double glazed windows.

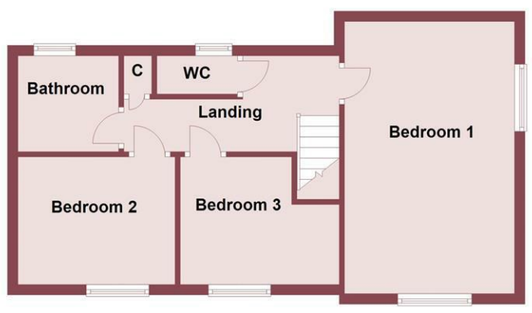
Externally, the front of the property there is a communal green, the property sits on a private plot and welcomes an beautifully landscaped garden with the rear aspect being sunny and private. The front of the property also has a beautifully kept frontage and has access leading to the rear.

Viewing is highly advised, please contact Hewitt Adams to arrange your viewing.

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ommission or mis-statement.The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or effiency can be given.
Plan produced using PlanUp.

Hallway
5'11 x 5'02 (1.80m x 1.57m)
Composite front door to hallway, stairs to first floor, storage cupboard, doors to;

Living Room
19'03 x 9'10 (5.87m x 3.00m)
Bay window to front elevation, window to side elevation, underfloor heating.

Kitchen/Diner
17'06 x 16'00 (5.33m x 4.88m)
An open plan, contemporary kitchen comprising a range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer, space for fridge freezer, integrated double oven, induction hob, dishwasher, French doors leading to the garden, window to front and rear elevations, underfloor heating, fitted storage cupboards.

Landing
Window to rear, loft access hatch, doors to;

Bedroom 1
17'00 x 9'11 (5.18m x 3.02m)
Window to front and side elevation, central heating radiator, fitted wardrobes.

Bedroom 2
10'10 x 9'06 (3.30m x 2.90m)
Window to front elevation, central heating radiator, fitted mirror wardrobes.

Bedroom 3
10'03 x 9'02 (3.12m x 2.79m)
Window to front elevation, central heating radiator.

Bathroom
7'00 x 6'04 (2.13m x 1.93m)
A beautifully refitted bathroom comprising P-shape bath with shower over, wash hand basin with vanity, further vanity unit, fully tiled, heated towel radiator, window to rear aspect.

WC
4'02 x 2'08 (1.27m x 0.81m)
WC, window to rear aspect, tiled.





