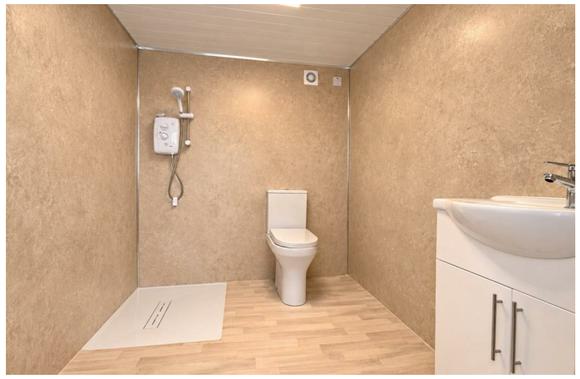
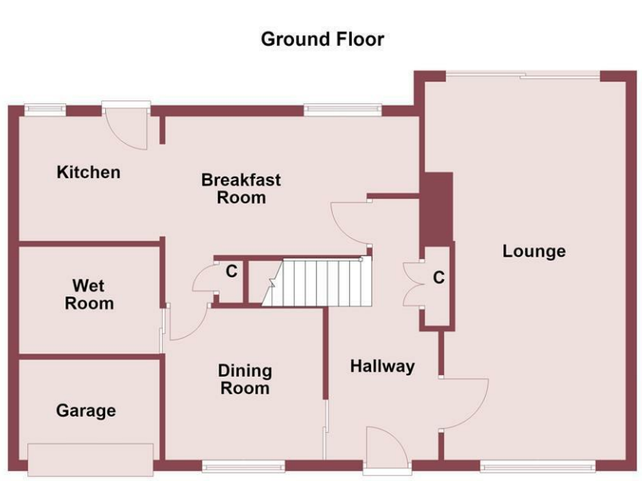
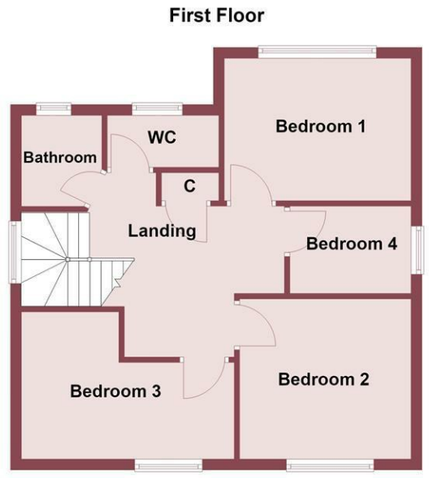








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ESTATE & LETTING AGENTS



Chester High Road, Neston, CH64 3TH

Auction Guide £475,000

4 Bedroom | 2 Reception | 2 Bathroom | E

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000

Hewitt Adams and Pattinson Auctions are delighted to welcome 'Canwell' to the market for sale. Ideally situated on an extensive and private plot on Chester High Road with a short journey to both Neston and Heswall Town Centres with excellent local amenities, good transport links and catchment area for highly acclaimed schools. Canwell would make a fantastic family home offering huge scope and potential for extending (STPP) and must be viewed to fully appreciate everything it has to offer.

In brief the property accommodation affords entrance hallway, dual aspect lounge, kitchen/breakfast area, dining room, ground floor wet room. To the first floor there are four bedrooms - three doubles and a single, the master bedroom benefits from overlooking the private rear garden and open fields, there is also a bathroom with a separate WC.

Externally, to the front of the property there is a large gated driveway with ample off road parking and turning, a low level brick wall to front, a beautifully kept front garden with mature shrubs and trees, garage access, access leading to the rear garden. The huge rear garden is completely private and south west facing for the sun all day with mature borders, established shrubs and trees, patio area, greenhouse, timber sheds, secure boundaries.

Contact Hewitt Adams Neston or Pattinson Auctions at www.pattinson.co.uk/auction today to arrange your viewing.

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Hallway
15'03 x 5'11 (4.65m x 1.80m)
Timber front door to hallway, radiator, stairs to first floor, storage cupboard, doors leading to;

Lounge
23'05 x 11'11 (7.14m x 3.63m)
Window to front elevation, sliding doors to rear, radiator, fireplace.

Dining Room
10'10 x '801 (3.30m x '244.14m)
Window to front elevation, radiator, doors to;

Kitchen/Breakfast Room
19'08 x 9'00 (5.99m x 2.74m)
Comprising units with work surfaces incorporating sink and drainer, cooker, space for washing machine, space for fridge freezer, boiler, radiator, windows and door to rear elevation.

Wet Room
8'07 x 6'07 (2.62m x 2.01m)
Comprising; WC, wash hand basin, shower base with electric shower.

Landing
Window to side aspect, loft access hatch, storage cupboard hosing water tank, doors to;

Bedroom 1
13'09 x 11'09 (4.19m x 3.58m)
Window to rear aspect overlooking the extensive garden and furthermore, farmers fields, radiator, wardrobes.

Bedroom 2
12'03 x 12'00 (3.73m x 3.66m)
Window to front elevation, radiator.

Bedroom 3
14'06 x 12'03 (4.42m x 3.73m)
Window to front elevation, radiator.

Bedroom 4
8'11 x 6'09 (2.72m x 2.06m)
Window to side elevation, radiator, storage cupboard.

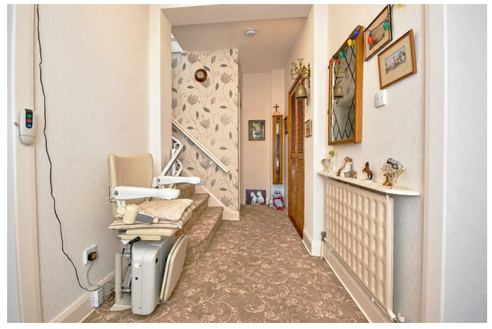
Bathroom
7'06 x 6'05 (2.29m x 1.96m)
Comprising wash hand basin, walk in bath with shower over, radiator, window to rear aspect.

WC
4'10 x 3'11 (1.47m x 1.19m)
WC, window to rear aspect.

Garage
Perfect for storage, meters.

Additional Information
The property is council tax band E under Cheshire West and Chester Council

The property has a septic tank.










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