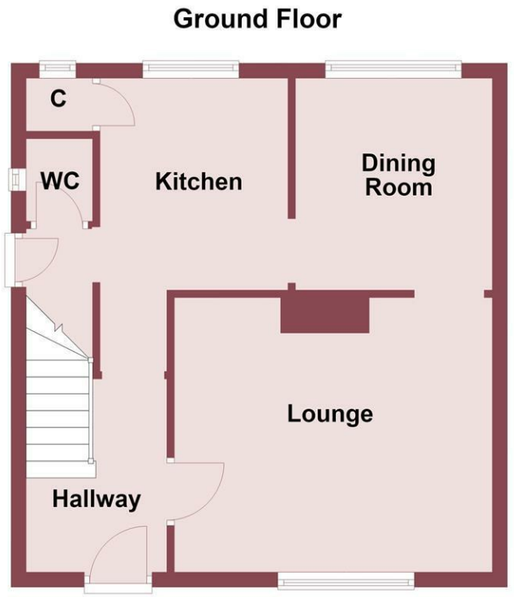
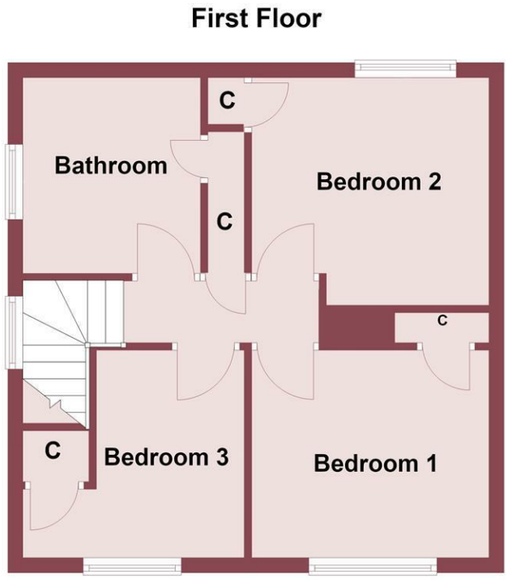








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HEWITT ADAMS
ESTATE & LETTING AGENTS



Landseer Avenue, Neston, CH64 9RL

£240,000

3 Bedroom | 2 Reception | 1 Bathroom | D

No Onward Chain - Attention First Time Buyers & Investors -Extensive Plot with Scope to Extend

Hewitt Adams are thrilled to offer to the market this no chain three bedroom semi-detached house on Landseer Avenue ideally located in the popular residential area of Little Neston. A short journey from excellent local amenities, fantastic transport links and fantastic school catchment area. The property would make an ideal first time buy with potential to put your own stamp on this wonderful property.
The property also boasts gas central heating.

In brief the ground floor living accommodation comprises; entrance hallway, WC, living room, kitchen, dining room. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally to the front of the property there is potential to create a driveway to provide off road parking, currently there is a well kept front garden with hedgerow boundary to front, gated access to the rear.
The extensive garden gets the sun all day long, being predominantly laid to lawn with hedgerow and fenced boundaries, paved patio area, timber shed, there is also an outbuilding with power which would be a great home office.

With the added benefit of no onward chain, early viewing is highly advised.

www.hewittadams.co.uk | A: 23 High Street, Neston, CH64 9TZ | T: 0151 336 0808

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Entrance Hall
8'03 x 6'03 (2.51m x 1.91m)
Timber front door to hallway, stairs to first floor, radiator, doors to;

Lounge
14'04 x 11'00 (4.37m x 3.35m)
Window to front aspect, central heating radiator, gas fire, opening to the dining room.

Kitchen
15'02 x 8'04 (4.62m x 2.54m)
Comprising wall and bae units with work surfaces incorporating sink and drainer, space for appliances, sash window to rear aspect, pantry, radiator.

Dining Room
10'10 x 8'09 (3.30m x 2.67m)
Window to rear aspect, central heating radiator, opening to kitchen.

Rear Hall
Door leading outside, cloaks storage, door to WC.

WC
4'03 x 2'11 (1.30m x 0.89m)
WC, window to side aspect.

Landing
Window to side elevation, loft access hatch, storage cupboard, doors to;

Bedroom 1
12'01 x 10'02 (3.68m x 3.10m)
Window to front aspect, central heating radiator, storage cupboard.

Bedroom 2
12'03 x 8'03 (3.73m x 2.51m)
Window to rear aspect, central heating radiator, storage cupboard.

Bedroom 3
11'04 x 8'09 (3.45m x 2.67m)
Window to front aspect, central heating radiator, storage cupboard.

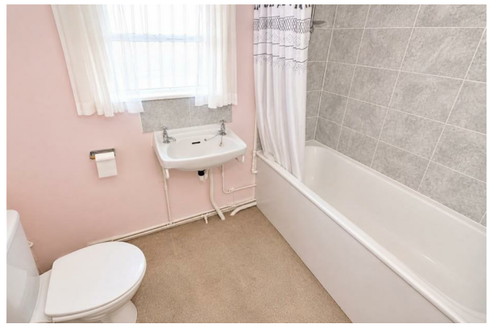
Bathroom
8'01 x 6'01 (2.46m x 1.85m)
Comprising; WC, wash hand basin, bath with shower over, radiator, boiler cupboard, window to side elevation.

External Home Office
Window, French doors, power sockets.







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