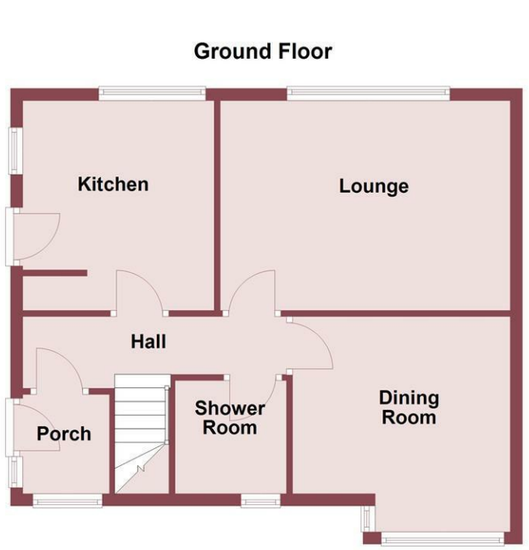
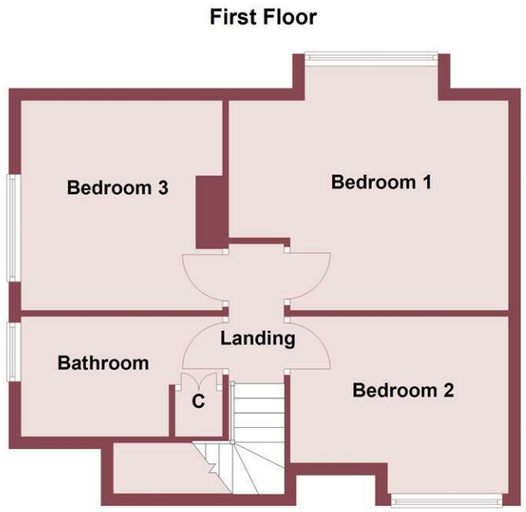








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HEWITT ADAMS
ESTATE & LETTING AGENTS



The Village, Neston, CH64 5TH

Offers Over £395,000

3 Bedroom | 2 Reception | 2 Bathroom | E

Located in The Heart Of Burton Village - No Onward Chain - Huge Scope and Potential

Hewitt Adams are delighted to offer to the market for sale 'Kingsford' occupying a generous plot within the semi-rural location of Burton overlooking playing fields to the rear. The property offers huge scope and potential for extending - subject to the relevant consents. The picturesque Burton Village known for its incredible views of The Welsh Hills and idyllic setting is a short drive from local amenities, good transport links and catchment for highly acclaimed schools. There is also easy access to Chester High Road - perfect for commuters. The property has been re-roofed in the last 2 years and has had a newly installed heating system.

In brief the bright and spacious accommodation the property has to offer comprises; porch, entrance hall, spacious living room, kitchen, dining room, shower room. To the first floor there are three double bedrooms and a bathroom.

Externally, to the front of the property there is a driveway providing off road parking and garage access and gated access leading to the rear of the property. The rear garden offers a high degree of privacy being mainly laid to lawn, secure boundaries, a brick-built storage shed offers additional convenience and space for gardening tools and equipment.

Early viewing is highly advised especially with the added benefit of no ongoing chain.

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Porch
Front door into porch, window to front aspect, further door to hallway.

Entrance Hallway
Staircase to first floor, doors leading to;

Lounge
15'02 x 12'00 (4.62m x 3.66m)
Window to rear aspect, central heating radiator, wooden flooring.

Kitchen
12'01 x 10'09 (3.68m x 3.28m)
Comprising as range of base units with granite work surfaces incorporating sink and drainer, cooker, space for fridge freezer, space and plumbing for washing machine and dishwasher, window to rear aspect, door to side. Wall mounted and newly installed boiler.

Dining Room
12'00 x 11'4 (3.66m x 3.45m)
Window to front elevation, central heating radiator.

Landing
Doors to;

Bedroom 1
15'01 x 12'02 (4.60m x 3.71m)
Window to rear aspect overlooking the garden, central heating radiator.

Bedroom 2
12'02 x 8'11 (3.71m x 2.72m)
Window to front aspect, central heating radiator.

Bedroom 3
10'10 x 8'11 (3.30m x 2.72m)
Window to side elevation, central heating radiator.

Bathroom
Comprising; WC, wash hand basin, bath with shower over, storage cupboard, towel radiator, window to side aspect.

Garage
Double opening doors to front, lighting and power, pedestrian door to side.










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