



## 46 TALBOT AVENUE NESTON

**£275,000  
FREEHOLD**

Nestled in the charming area of Little Neston, this delightful semi-detached house presents an excellent opportunity for families and individuals alike.

Set on a large plot, the property not only offers generous outdoor space but also presents significant potential for extension. Alternatively there is potential to re-work internal space to provide open plan living allowing you to tailor the home to your specific needs.

Boasting three well-proportioned bedrooms, the master being extended with a dressing room, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, while the extended kitchen, garden room and downstairs WC provide convenience and a modern touch. There is Gas Central Heating and double glazing throughout.

The beautiful private rear garden provides a tranquil retreat, with pristine lawns, mature shrubs, and zoned areas including a stone patio, shed and greenhouse perfect for modern living, relaxation and socialising. The property further boasts parking for multiple vehicles and a garage.



- Extended 3/4 Bedroom Semi Detached Property
- Huge Potential For Further Expansion And Modernisation

#### Porch

#### Living Room

Window to front elevation gas fire and radiator.

#### Dining Area

Patio doors to rear garden.

#### Kitchen

Galley style kitchen with a range of base and wall units

#### Garden Room

#### WC

WC and sink.

#### Master Bedroom

Window to rear elevation, radiator, leading through to the dressing room.

#### Dressing Room

Window to rear elevation.

#### Bedroom 2

Window to front elevation and radiator.

#### Bedroom 3

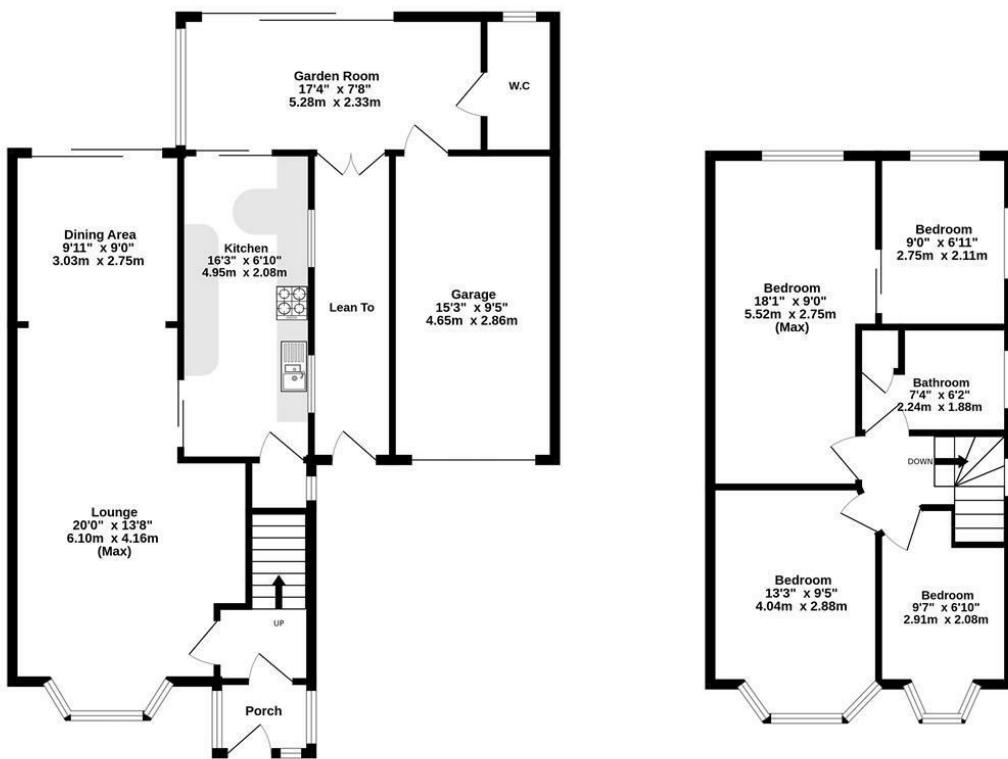
Window to front elevation, radiator.

#### Garage 15'3 x 9'5



- No Onward Chain • Highly Sought After Location • Large Mature Rear Garden • Garden Room • Dressing Room • Gas Central Heating And Double Glazed Throughout





## TALBOT AVENUE LITTLE NESTON

TOTAL FLOOR AREA: 1502 sq ft. (139.5 sq m.) APPROX.

While every attempt is made to ensure the accuracy of the floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement.

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Made with Metropix ©2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

**EPC Rating: D      Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Neston  
8 The Cross  
Neston  
Cheshire  
CH64 9UB

0151 3368171  
lettings@vistaabode.com  
<https://www.vistaabode.com>

  
**Vista Abode**  
sales & lettings