



Foxes Rake Neston Road, Ness Neston CH64 4AP

welcome to

Foxes Rake Neston Road, Ness Neston

Jones & Chapman are thrilled to present to the market this impressive six-bedroom detached dormer bungalow located in the highly sought-after area of Ness. Call us today to arrange your viewing!



Jones & Chapman are thrilled to present to the market this impressive six-bedroom detached dormer bungalow located in the highly sought-after area of Ness. Set on Neston Road itself the property is set back with a generous plot and is conveniently located close to local amenities and fantastic transport links. Boasting views of the stunning Welsh Hills, this property is one you really don't want to miss.

The property briefly comprises: Entrance hall, lounge, separate open plan lounge, kitchen and diner, conservatory, downstairs wet room, four bedrooms on the ground floor, two further bedrooms on the first floor both benefiting from en-suites and a family room with an indoor swimming pool (currently not in use). Externally the property has a gravel driveway leading to the garage with a private rear garden that is mainly laid to lawn.

A true gem of a property like this rarely comes to the market, so an early viewing is advised to avoid missing out!



Total floor area 389.2 m² (4 189 sq ft) approx

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Lounge

25' 2" x 20' 2" (7.67m x 6.15m)

Kitchen/Diner

27' 9" x 14' 7" (8.46m x 4.45m)

Main Lounge

14' 8" x 15' 7" (4.47m x 4.75m)

Inner Hall

Landing

First Floor Bedroom One

21' 8" x 15' 7" (6.60m x 4.75m)

En-Suite

10' 9" x 8' (3.28m x 2.44m)

First Floor Bedroom Two

23' 7" x 15' 4" (7.19m x 4.67m)

En-Suite

20' 3" x 8' 3" (6.17m x 2.51m)

Bedroom Three

19' 7" x 12' 7" (5.97m x 3.84m)

Bedroom Four

13' 5" x 12' 7" (4.09m x 3.84m)

Bedroom Five

11' 10" x 11' 2" (3.61m x 3.40m)

Bedroom Six

12' 7" x 12' (3.84m x 3.66m)

Dining Room

11' 7" x 11' 2" (3.53m x 3.40m)

Conservatory

18' 11" x 15' 11" (5.77m x 4.85m)

Wet Room

14' 9" x 7' 11" (4.50m x 2.41m)

Pool Room

45' 10" x 20' (13.97m x 6.10m)

Front Garden

Rear Garden



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welcome to

Foxes Rake Neston Road, Ness Neston

- Detached Bungalow
- Six Bedrooms & Two En-Suites
- Three Reception Rooms
- Open Plan Kitchen Diner & Sitting Room
- Conservatory With Laundry & Boiler Room

Tenure: Freehold EPC Rating: E

Council Tax Band: G

offers in the region of

£1,100,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108807



Property Ref:
LSU108807 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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