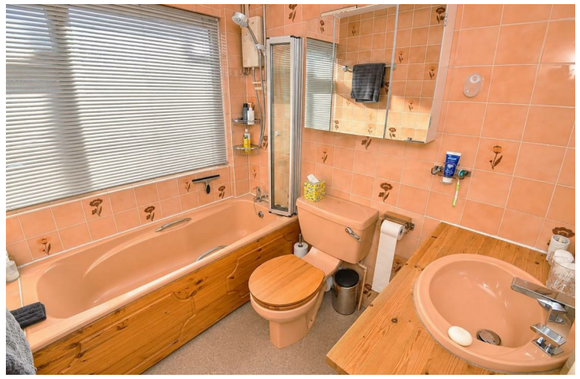
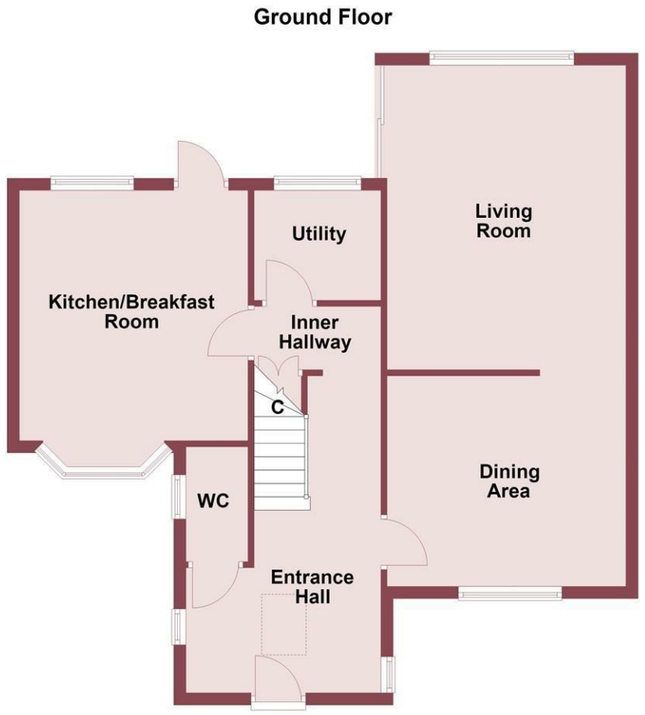
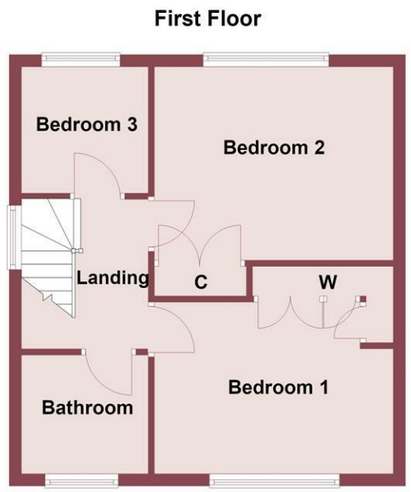








www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS



Lees Lane, Neston, CH64 4DD

£340,000

3 Bedroom | 3 Reception | 2 Bathroom | C

Skilfully Extended and Spacious Property - Generous Plot and Position - Stunning and Private Rear Garden

Hewitt Adams are delighted to offer this EXTENDED three-bedroom semi-detached house situated on a generous plot on the ever so popular Lees Lane. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property has been skilfully extended to the front, rear and side to create spacious family living accommodation. Further boasting off road parking, double glazing and gas central heating.

In brief the bright, spacious and versatile accommodation comprises, a welcoming entrance hallway, WC, spacious living room, dining area, kitchen/breakfast room, utility room. To the first floor there are three well sized bedrooms and a bathroom.

Externally, to the side of the property there is a driveway providing off road parking, detached garage, access into garden and a beautifully kept frontage.

The rear garden is extensive and offers high degree of privacy being mainly laid to lawn with secure boundaries and established borders and a patio area.

Early viewing is advised, please call Hewitt Adams on 0151 336 0808 to arrange.

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

Hewitt Adams Neston Ltd. Registered in England | Company Reg No: 12712307 | Company VAT No: 357338378

www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS

Entrance Hall
20'02 x 9'07 (6.15m x 2.92m)
A bright and welcoming hallway with composite front door, windows to side aspect, Velux window, central heating radiator, stairs to first floor, doors leading to;

WC
4'09 x 3'11 (1.45m x 1.19m)
Window to side elevation, WC, wash hand basin, shower, towel radiator.

Living Room
20'11 x 10'08 (6.38m x 3.25m)
Window to rear elevation, sliding doors leading to the garden, central heating radiator, inset spotlights.

Kitchen/Diner
22'05 x 10'04 (6.83m x 3.15m)
A spacious kitchen comprising a range of wall and base units with work surfaces incorporating double sink and drainer, cooker, gas hob with extractor over, space for undercounter fridge, inset spotlights, window and door to rear aspect, bay window to front elevation with window bench.

Utility Room
7'11 x 7'08 (2.41m x 2.34m)
Further wall units and work surfaces with space and plumbing for washing machine, tumble dryer, dishwasher and fridge freezer. Window to rear aspect.

Dining Area
12'10 x 12'07 (3.91m x 3.84m)
Window to front elevation, central heating radiator, chimney breast, opening to living room.

Landing
Window to side elevation, central heating radiator, loft access hatch, doors to;

Bedroom 1
12'05 x 11'04 (3.78m x 3.45m)
Window to front elevation, central heating radiator, fitted wardrobes and dressing table.

Bedroom 2
12'10 x 11'09 (3.91m x 3.58m)
Window to rear aspect, central heating radiator, storage cupboard.

Bedroom 3
7'08 x 7'10 (2.34m x 2.39m)
Window to rear aspect, central heating radiator.

Bathroom
7'01 x 5'09 (2.16m x 1.75m)
Comprising; WC, wash hand basin with vanity storage, bath with shower over, window to front aspect, radiator.

Garage
Up and over door to front.










www.hewittadams.co.uk | A: 23 High Street, Neston, CH64 9TZ | T: 0151 336 0808
Hewitt Adams Neston Ltd. Registered in England | Company Reg No: 12712307 | Company VAT No: 357338378