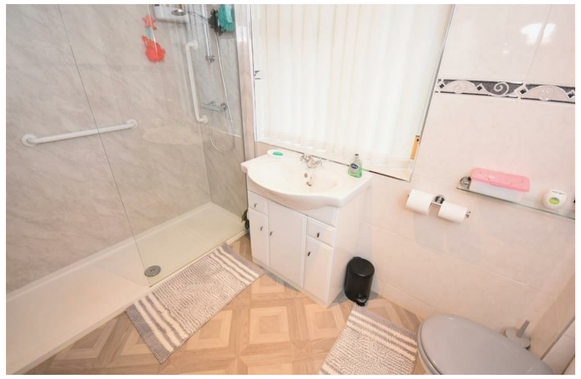
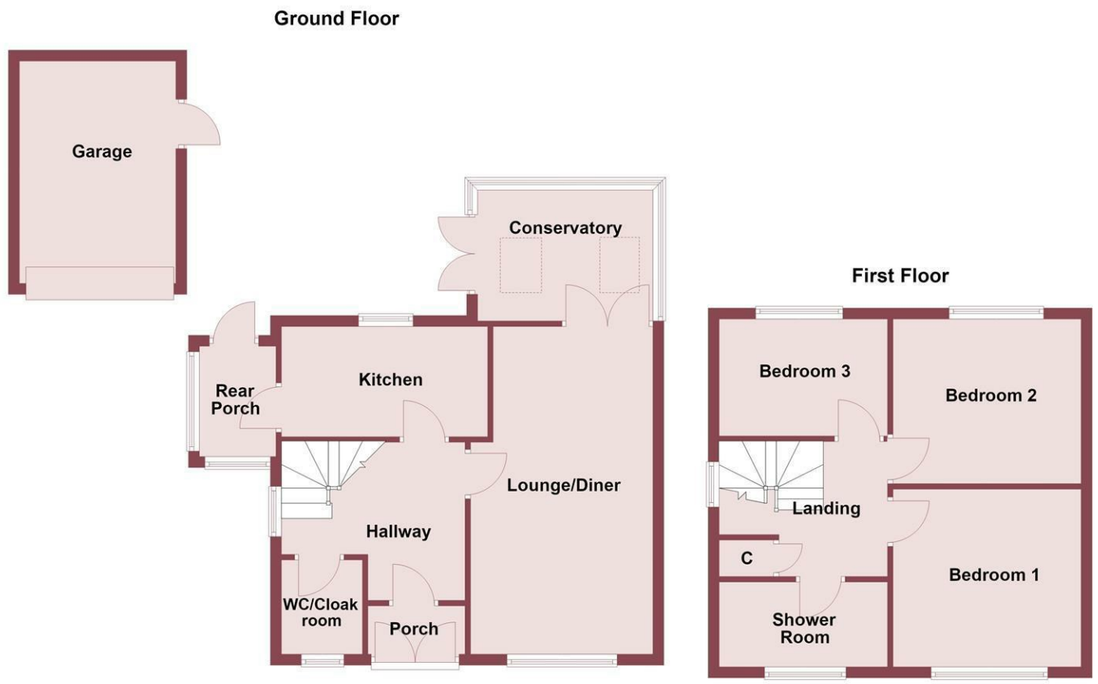






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HEWITT ADAMS
ESTATE & LETTING AGENTS



Girvan Drive, Neston, CH64 9YA

£375,000

3 Bedroom | 2 Reception | 1 Bathroom | C

**No Onward Chain - Highly Regarded Location - Extensive Plot With Huge Scope to Extend*

Hewitt Adams are delighted to offer this three double bedroom, semi-detached house situated on a generous plot on Girvan Drive comprising of only two properties. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts a private and generous plot and offers even further scope for development to side and rear (subject to relevant planning consents) further affording ample amounts of off road parking, double glazing throughout and a detached garage.

In brief the accommodation comprises, porch, entrance hallway, lounge diner leading to a conservatory, kitchen leading to the rear porch. To the first floor there are three double bedrooms. There is also a spacious shower room.

Externally, to the front of the property there is a large gated gravel driveway providing off road parking with secure boundaries, further gated access to the front and side garden which is mainly laid to lawn, detached garage, timber shed, access into the rear garden which is low maintenance paving and fenced boundaries.

Viewing is highly advised as properties in this close very rarely come to market.

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Porch
Double doors to porch, further door to entrance hall;

Entrance Hall
12'09 x 9'06 (3.89m x 2.90m)
Window to side elevation, stairs to first floor, understairs storage cupboard, radiator, doors to;

WC/Cloakroom
6'00 x 5'00 (1.83m x 1.52m)
WC, wash hand basin with vanity storage, radiator, meter cupboard, window to front aspect.

Lounge/Diner
25'05 x 12'04 (7.75m x 3.76m)
Window to front aspect, two central heating radiators, fireplace, French doors to conservatory.

Conservatory
11'01 x 10'09 (3.38m x 3.28m)
Windows to rear and side elevation, French doors leading outside, electric heater, two Velux windows.

Kitchen
13'05 x 8'10 (4.09m x 2.69m)
Comprising a range of wall and base units with work surfaces incorporating sink and drainer, cooker, ceramic hob, fridge freezer, space and plumbing for washing machine and dishwasher, window to rear and side aspect, door to rear porch.

Rear Porch
6'03 x 4'01 (1.91m x 1.24m)
Windows to side and front aspects, door leading outside.

Landing
Window to side elevation, airing cupboard housing recently installed combination boiler, doors leading to;

Bedroom 1
12'04 x 12'00 (3.76m x 3.66m)
Window to front aspect, central heating radiator.

Bedroom 2
12'08 x 12'02 (3.86m x 3.71m)
Window to rear aspect, central heating radiator.

Bedroom 3
12'01 x 9'00 (3.68m x 2.74m)
Window to rear aspect, central heating radiator.

Shower Room
9'05 x 5'11 (2.87m x 1.80m)
A spacious shower room comprising; WC, wash hand basin with vanity storage, large walk in shower, radiator, window to front elevation.

Garage
Up and over door to front, pedestrian door to side, lighting and power.










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