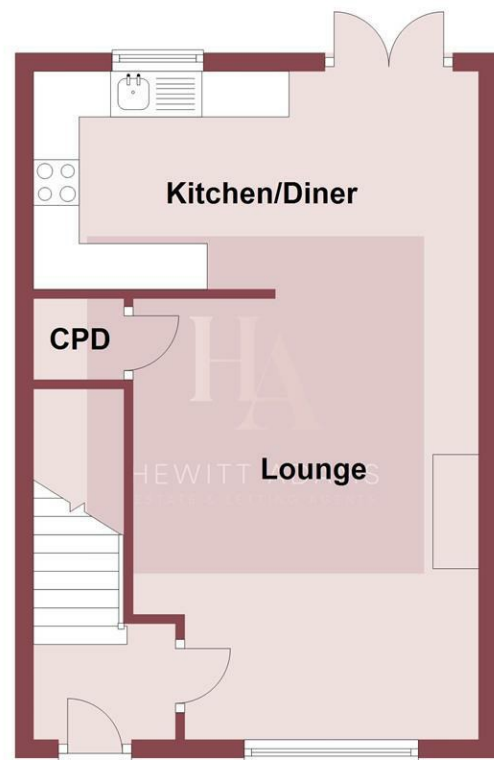




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Sandon Crescent, Little Neston, Cheshire CH64 0TU

£320,000

3 Bedroom 1 Reception 1 Bathroom C

*** Walk in WOW Factor - Fantastic First Time Buy - The Biggest Plot On Sandon Crescent - Renovated To A High Standard ***

Hewitt Adams are thrilled to be the agent of choice to showcase this absolutely stunning and beautifully renovated, three bedroom semi-detached house occupying the largest plot on Sandon Crescent. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools including the highly acclaimed Woodfall Primary School rated outstanding by Ofsted.

There is even further scope to extend (subject to relevant consents)

In brief the bright and spacious accommodation comprises; entrance hall, living room with wood burning stove, opening to a beautifully fitted kitchen/diner. To the first floor there are three well proportioned bedrooms and a beautifully fitted bathroom.

Externally, to the front of the property there is a gravelled, huge driveway providing off road parking for multiple vehicles, paved pathway leading to front door, gated access to the rear garden, garage access. The rear garden is a generous size and is predominantly laid to lawn with secure boundaries, Indian stone patio area, Pergola, an array of established shrubs and trees.

The property really is a credit to the current vendor and really must be viewed to fully appreciate everything it has to offer.

Entrance

uPVC front door into the Hallway.

Entrance Hallway

Radiator, staircase to the first floor accommodation.

Lounge

15'10x11'08 (4.83mx3.56m)

Window to the front elevation, radiator, log burner with tiled hearth and oak mantle, log feature, under stair storage cupboard, opening to the Kitchen/Diner.

Kitchen/Diner

16'0x7'10 (4.88mx2.39m)

A beautifully installed Howdens kitchen comprising a range of well appointed wall and base units with complimentary worktops, inset sink and drainer with mixer tap, inset spot lights.

Integrated appliances includes oven, induction hob and extractor fan, fridge/freezer, dishwasher, microwave, washing machine/tumble dryer. French Doors and a window to the rear elevation.

Bedroom 1

11'10x9'10 (3.61mx3.00m)

Window to the front elevation, radiator.

Bedroom 2

11'10x9'09 (3.61mx2.97m)

Window to the rear elevation, radiator.

Bedroom 3

9'01x5'10 (2.77mx1.78m)

Window to the front elevation, radiator.

Bathroom

7'11 x 5'10 (2.41m x 1.78m)

Panel bath with glass shower screen and thermostatic shower, WC, wash basin with mixer tap, partially tiled walls, tiled floor, window to the rear elevation.

Garage

16'7" x 8'2" (5.08 x 2.5)

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

