

FREEHOLD



Bungalow - Detached (EPC Rating: E)

**TALANA HILL LIVERPOOL ROAD, NESTON,**

**CH64 3RQ**

Guide price

**£425,000**

**HC** Hodgson Carr  
SALES & LETTINGS



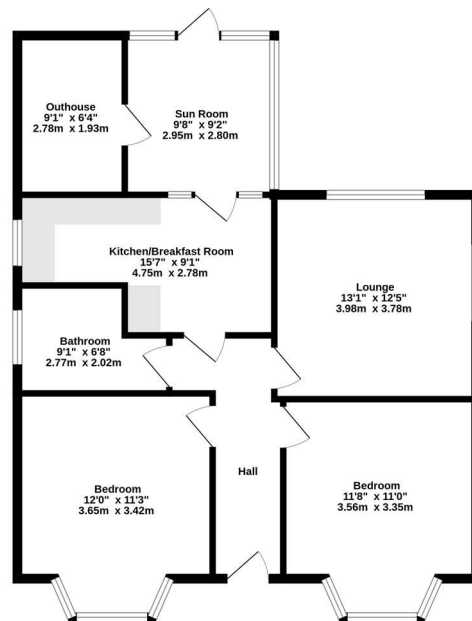
# 2 Bedroom Bungalow - Detached located in Neston

Hodgson Carr are pleased to bring to the market this **two-bed detached bungalow**, set on an impressive **plot of approximately half an acre**. Enjoying a peaceful setting with plenty of outdoor space, the property offers huge potential for development and redesign, subject to the necessary permissions.

The bungalow provides comfortable single-storey living with two well-proportioned bedrooms, a lounge, kitchen, sun room, bathroom and outhouse. Outside, the generous plot is a real standout feature, offering extensive gardens, excellent privacy and parking for multiple vehicles, making it ideal for anyone needing space for cars or work vehicles.

With such a substantial plot, buyers have a fantastic opportunity to modernise the existing bungalow, extend, or explore a complete redevelopment. It's a rare chance to secure a sizeable piece of land with endless possibilities.

GROUND FLOOR



TALANA HILL, NESTON

TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.  
While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Hodgson Carr in relation to any error, omission or mis-statement.  
 The plan is for illustrative purposes only and should be used as such for any prospective purchaser.  
 Made with Metagoo (2020)

Council Tax Band

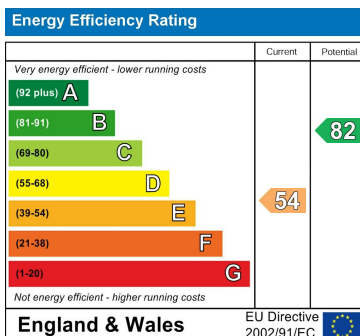
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Energy Performance Graph

Call us on

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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 are advised to recheck the measurements.