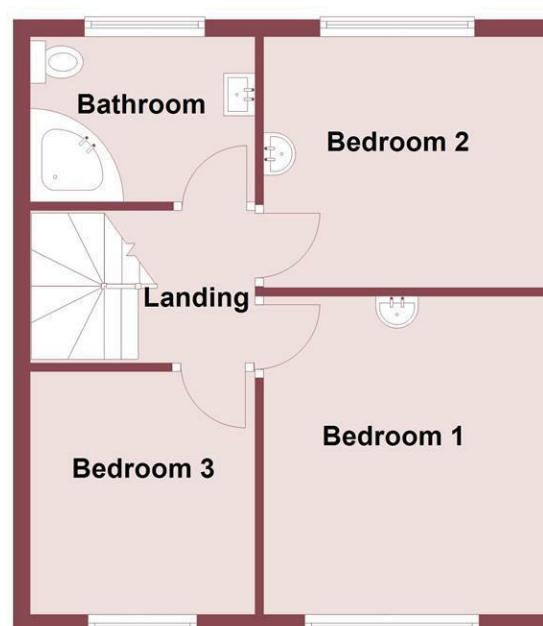




**Ground Floor**



**First Floor**



**Warwick Close, Neston, CH64 0SR**  
**Offers Over £250,000**

3 Bedroom 2 Reception 1 Bathroom C

\*\*Attention First Time Buyers - No Onward Chain - Sought After Location In Little Neston\*\*

Hewitt Adams are delighted to offer to the market for sale this extended, three bedroom semi detached house on the ever so sought after Cul De Sac Warwick Close in Little Neston. A short distance from excellent local amenities, good transport links and catchment area for highly acclaimed schools including Woodfall Primary School. The property affords an extension to the rear creating spacious living accommodation.

In brief the accommodation comprises; living room leading to the dining area, large kitchen. To the first floor there are three double bedrooms and a spacious family bathroom.

Externally, to the front of the property there is a driveway providing off road parking, a laid to lawn section, gated access leading to the rear garden.

The rear garden is south facing and offers a high degree of privacy, being mainly laid to lawn, a patio area perfect for enjoying the summer sun and secure boundaries.

Viewing is highly advised, especially with the added benefit of no ongoing chain.

### Living Room

29'11 x 11'03 (9.12m x 3.43m)

Front door to living room, window to front elevation, wood burner, central heating radiator, stairs to first floor, inset spotlights, storage cupboard with plumbing for washing machine, opening to dining area.



### Dining Area

9'01 x 8'07 (2.77m x 2.62m)

Sliding doors leading to the garden, central heating radiator, opening to kitchen.



### Kitchen

17'00 x 9'00 (5.18m x 2.74m)

A range of well appointed wall and base units with complimentary work surfaces incorporating one and half sink and drainer, Rangemaster cooker with extractor hood over, integrated dishwasher, space for fridge freezer, central heating radiator, window and door to rear aspect.

### First Floor

Loft access hatch, doors to;



### Bedroom 1

13'10 x 11'01 (4.22m x 3.38m)

Window to front elevation, central heating radiator, wash hand basin, fitted wardrobes.

### Bedroom 2

11'03 x 10'06 (3.43m x 3.20m)

Window to rear elevation, central heating radiator, wash hand basin.



### Bedroom 3

11'05 x 7'06 (3.48m x 2.29m)

Window to front elevation, central heating radiator, fitted wardrobes.

### Bathroom

7'05 x 7'04 (2.26m x 2.24m)

A spacious and fully tiled bathroom comprising; WC, wash hand basin with vanity unit, corner shower cubicle, heated towel radiator, inset spotlights, window to rear elevation.,

### Garage

Up and over door to front, lighting and power.

