



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 reposnsibilty is taken for any error, ommision 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 effiency can be given.
Plan produced using PlanUp.

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HEWITT ADAMS
ESTATE & LETTING AGENTS



Coniston Road, Neston, Cheshire CH64 0TD

£575,000

3 Bedroom | 2 Reception | 2 Bathroom | B

Impressive Modern Detached Family Home - Open Plan Kitchen Dining Area - South Facing & Estuary Views

Hewitt Adams is thrilled to offer 'Hillview' to the market, this superb THREE DOUBLE BEDROOM detached family home located on Consiton Road in Neston, a short walk from the centre of Neston and all it's amenities.

The property is circa 10 years old and therefore comes to the market in FANTASTIC CONDITION and looking like a show-home. With a modern open plan-kitchen diner and modern, stylish bathrooms and en-suite. With high quality double glazing, insulation and central heating system - this is a highly energy efficient home.

In brief the accommodation affords: entrance hall, study /guest bedroom, large lounge and dining room, open-plan modern kitchen and diner, utility room and downstairs W.C. Upstairs there are three good sized bedrooms and a family bathroom. Both bedrooms one and two offer fitted wardrobes and the main bedroom also offers an en-suite shower-room.

Externally the home offers a front driveway, leading to the Garage. To the rear is a decent sized garden that consists of patio entertaining area and a large lawn. The garden is SOUTH FACING and there is a lovely view of the Dee and Wales.

Call Hewitt Adams today on 0151 336 0808 to book a viewing of this fantastic property.

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Entrance Hall
Spacious hallway, staircase to first floor, radiator, power points, wooden flooring

Lounge & Dining Room
13'1" x 23'1" (4.01 x 7.06)
Double glazed window to front elevation, double glazed patio doors out to the garden, TV point, power points

Open Plan Kitchen Diner
12'10" x 18'10" (3.93 x 5.75)
Stylish open plan kitchen diner with fitted wall and base units, worktop surfaces, inset sink, double glazed window to rear, space for Range cooker, space for free-standing fridge freezer, ceramic tiled floor, integrated wine cooler, double glazed patio doors to garden

Utility
8'2" x 6'5" (2.49 x 1.96)
Ceramic tiled floor, wall and base units, space and plumbing for washing machine, side door

W.C
Comprising of W.C, wash hand basin, double glazed window to front aspect

Study / TV Room
11'11" x 9'8" (3.64 x 2.95)
Double glazed window to front aspect, radiator, power points, TV point

Could be used as a guest / downstairs bedroom if required

UPSTAIRS

Bedroom 1
13'3" x 14'10" (4.04 x 4.54)
Generous master bedroom with fitted wardrobes, radiator, power points, double glazed window to front aspect, door into:

En-Suite
Stylish en-suite shower room with walk-in shower, low level W.C, wash hand basin, fully tiled, Velux window

Bedroom 2
11'0" x 16'6" (3.37 x 5.05)
Double glazed window to front aspect, radiator, power points, fitted wardrobes

Bedroom 3
11'6" x 9'4" (3.53 x 2.86)
Double glazed window to front aspect, radiator, power points

Bathroom
Tiled bath with shower above, low level W.C, wash hand basin vanity, towel rail, tiled floor and part tiled walls

EXTERNALLY
Front Aspect - driveway affording off-road parking and leading to the Garage

Rear Aspect - good sized garden with large lawn, patio areas. SOUTH FACING

Garage
With garage door to front, pedestrian door to side, lighting and power.










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