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HEWITT ADAMS
ESTATE & LETTING AGENTS



The Spinney, Neston, CH64 6RX

Offers Over £550,000

4 Bedroom | 2 Reception | 2 Bathroom | D

No Onward Chain – A spacious four bedroom family home - Huge Scope & Potential For Development - Highly Regarded Location - Private and Extensive Plot

Hewitt Adams are delighted to offer to the market this substantial four bedroom detached property on the extremely desirable The Spinney cul-de-sac in Parkgate, conveniently located close to excellent local amenities, good transport with commuter links and in a catchment area for highly acclaimed schools. Also being within walking distance to Parkgate Promenade and Neston Town Centre.

This generously-sized family home on its large plot also offers huge scope for extension and development offering buyers the opportunity to put their own stamp on the property.

In brief the property accommodation to the ground floor comprises; porch, entrance hallway, lounge, kitchen, dining room, inner hallway leading to two bedrooms and a shower room, there is also a conservatory. To the first floor there are two well-proportioned bedrooms and a bathroom.

Externally, to the front of the property there is a large driveway providing ample off road parking, a good-sized front garden with a range of well stocked borders, double garage access and access into the rear garden.

The property backs onto open fields to the rear, offering a high degree of privacy, being manly laid to lawn with secure boundaries and well stocked borders and mature trees.

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Porch
6'06 x 3'05 (1.98m x 1.04m)
uPVC door to porch, further door to hallway;

Entrance Hall
10'09 x 6'09 (3.28m x 2.06m)
Stairs to first floor central heating radiator, doors to;

Lounge
19'06 x 12'07 (5.94m x 3.84m)
Windows to front and side elevation, central heating radiator, electric fire, doors to dining room.

Dining Room
9'10 x 8'11 (3.00m x 2.72m)
Window to front elevation, central heating radiator, door to kitchen.

Kitchen
18'08 x 10'06 (5.69m x 3.20m)
Comprising of a range of wall and base units with work surfaces incorporating sink and double drainer, appliances includes; cooker, dishwasher, fridge, freezer, washing machine, window to rear and side elevation, door to the front of the property, doors to dining room and inner hallway.

Inner Hall
Storage cupboard, doors to;

Bedroom 3
15'02 x 10'00 (4.62m x 3.05m)
Window to side elevation, central heating radiator, built in wardrobe, sliding doors to conservatory.

Conservatory
11'07 x 11'06 (3.53m x 3.51m)
Windows overlooking the garden, door leading outside.

Bedroom 4
11'07 x 9'00 (3.53m x 2.74m)
Window to side elevation, central heating radiator, built in cupboard.

Shower Room
7'10 x 5'08 (2.39m x 1.73m)
Comprising; WC, wash hand basin, shower cubicle, heated towel radiator, window to side elevation.

First Floor
Loft access hatch, doors to;

Bedroom 1
15'03 x 12'05 (4.65m x 3.78m)
Window to rear elevation, central heating radiator, fitted wardrobes, eaves access/storage.

Bedroom 2
13'00 x 12'05 (3.96m x 3.78m)
Window to front elevation, central heating radiator, storage cupboard, eaves access/storage.

Bathroom
6'07 x 5'05 (2.01m x 1.65m)
Comprising WC, bath with shower over, wash hand basin, radiator, window to side aspect.

Double Garage
Two up and over doors, lighting and power.










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