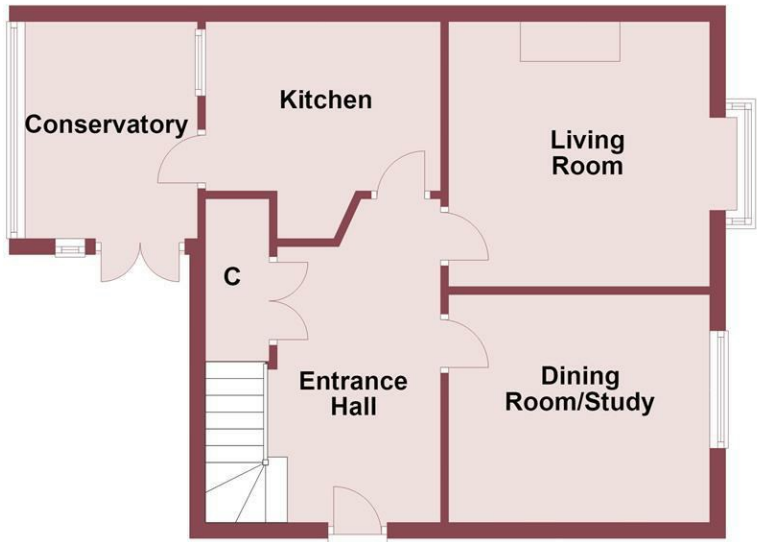
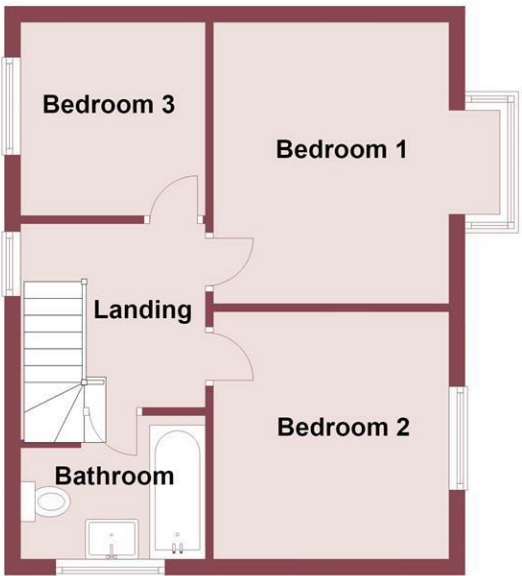




Ground Floor



First Floor



Talbot Avenue, Neston, Cheshire CH64 9RY

Offers Over £285,000

3 Bedroom 3 Reception 1 Bathroom D

Attention First Time Buyers - Bursting with Character and Charm - Sought After Location - Immaculately Presented Property

Hewitt Adams are excited to offer to the market for sale a beautifully presented, 1920's three bedroom semi-detached house in the ever so sought after Talbot Avenue in Little Neston. A short walk from excellent local amenities, transport links and fantastic schools catchment area including the highly acclaimed Woodfall Primary School rated outstanding by Ofsted. The property has been beautifully maintained by its current owners and really is a credit to them. The property also boasts gas central heating, double glazing, recently installed solar panels and off road parking.

In brief the property accommodation comprises; Entrance hallway, living room with box bay window, dining room, kitchen, conservatory. To the first floor are three double bedrooms and a spacious bathroom.

Externally, to the front of the property there is a generous gated driveway providing off road parking, gated access to the rear of the property, low level red brick wall boundary and secure boundaries.

To the rear of the property there is a beautifully landscaped garden with a laid to lawn section, gravel area, fenced boundaries, well stocked border comprising planted shrubs and trees, timber garden shed.

Entrance Hallway

13'08 x 6'04 (4.17m x 1.93m)

Composite front door into hallway, central heating radiator, under stairs storage with plumbing for washing machine, traditional doors leading to;

Living Room

12'04 x 11'11 (3.76m x 3.63m)

Bay window to front elevation, central heating radiator, gas stove with oak mantle and hearth.

Dining Room/Study

10'07 x 10'05 (3.23m x 3.18m)

Window to front aspect, central heating radiator.

Kitchen

9'01 x 7'05 (2.77m x 2.26m)

A range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer with mixer tap, cooker, gas hob with extractor over, space for fridge freezer, central heating radiator, window to rear, stable door to conservatory.

Conservatory

12'05 x 6'10 (3.78m x 2.08m)

Windows to rear elevation, laminate flooring, French door leading outside, electric heater.

Landing

7'05 x 7'00 (2.26m x 2.13m)

Window to side elevation, central heating radiator, loft access hatch, doors to;

Bedroom 1

12'04 x 12'04 (3.76m x 3.76m)

Bay window to front elevation, central heating radiator.

Bedroom 2

10'05 x 10'02 (3.18m x 3.10m)

Window to front elevation, central heating radiator,

Bedroom 3

9'05 x 7'05 (2.87m x 2.26m)

Window to rear elevation, central heating radiator.

Bathroom

7'09 x 6'03 (2.36m x 1.91m)

Comprising; WC, wash hand basin with mixer tap, bath with mixer tap and two thermostatic showers with shower screen, towel radiator, window to side elevation, inset spot lights.

