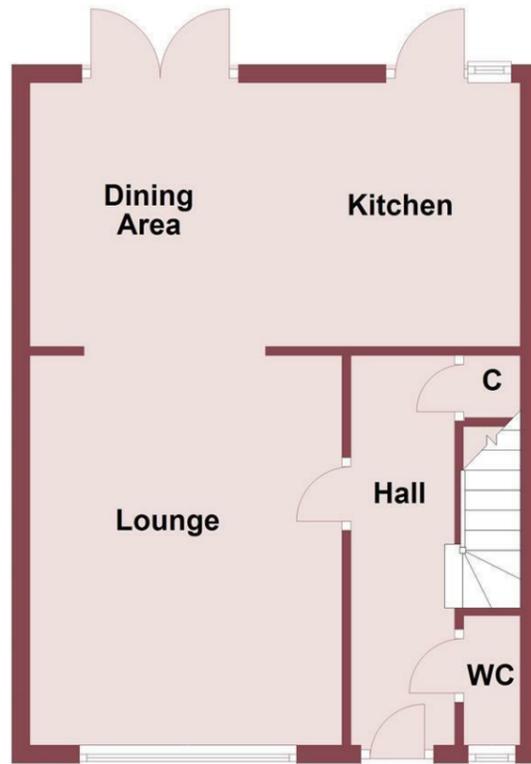




Ground Floor



First Floor



### Hampton Crescent, Neston, CH64 0TP

Offers Over £250,000

3 Bedroom 1 Reception 1 Bathroom D

\*Perfect First Time Buy or Investment - No Onward Chain - Private Southerly Facing Garden\*

Hewitt Adams are excited to showcase this deceptively spacious, three-bedroom semi-detached house on Hampton Crescent. A short journey from excellent local amenities, good transport links and catchment for highly acclaimed schools including Woodfall Primary School. This property would make a fantastic first time buy - with no stamp duty incurred for first time buyers or an investment opportunity and would achieve circa £1000 PCM in rental income.

Further affording gas central heating and double glazing throughout.

In brief the bright and deceptively spacious accommodation comprises; entrance hallway, WC, living room, open plan kitchen diner. The first floor offers landing leading to three well proportioned bedrooms - There is also a spacious bathroom.

Externally, to the front of the property there is a driveway providing off road parking, a front garden, gated access to the garden.

The garden offers a high degree of privacy and has secure borders and access into the garage.

**Entrance Hall**

14'03 x 6'02 (4.34m x 1.88m )

Composite front door to entrance hallway, central heating radiator, stairs to first floor, understairs storage cupboard housing boiler, doors to;

**WC**

3'10 x 2'09 (1.17m x 0.84m )

WC, wash hand basin, window to front elevation.

**Lounge**

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

Window to front elevation, central heating radiator, electric fire with feature surround, inset spotlights, opening to kitchen/diner.

**Kitchen/Diner**

17'07 x 10'04 (5.36m x 3.15m )

An open plan kitchen comprising a range of well appointed wall and base units with work surfaces incorporating sink and drainer, fridge freezer, cooker, gas hob with extractor over, tiled splash back, central heating radiator, breakfast bar, french doors leading outside, single door and window to rear aspect.

**Landing**

Window to side elevation, doors to;

**Bedroom 1**

11'10 x 10'02 (3.61m x 3.10m )

Window to rear elevation, central heating radiator.

**Bedroom 2**

13'05 x 11'10 (4.09m x 3.61m )

Window to front elevation, inset spotlights, central heating radiator.

**Bedroom 3**

10'09 x 8'10 (3.28m x 2.69m )

Window to front elevation, central heating radiator.

**Bathroom**

7'06 x 6'06 (2.29m x 1.98m )

A spacious and beautifully fitted bathroom comprising; WC, wash hand basin with vanity unit, bath with shower over, radiator, inset spotlights, window to rear aspect.

**Garage**

Accessed via up and over door to front.

