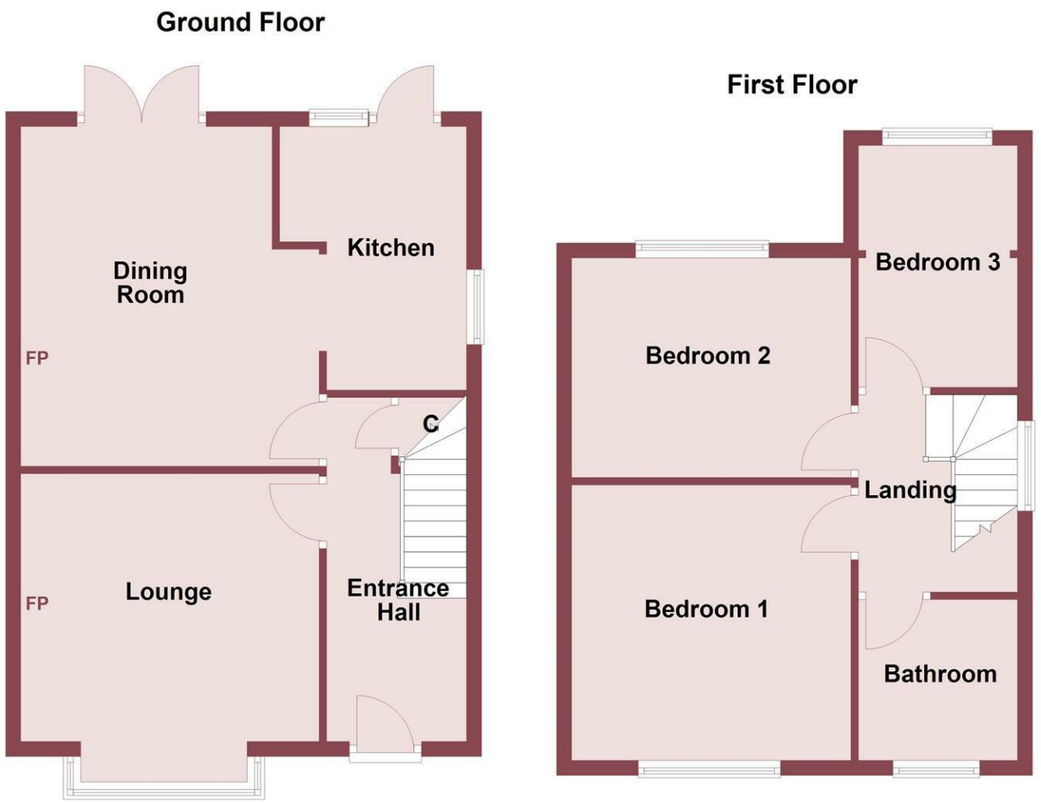






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HEWITT ADAMS
ESTATE & LETTING AGENTS



Brooklands Road, Neston, CH64 6SW

Offers Over £325,000

3 Bedroom | 2 Reception | 1 Bathroom

No Onward Chain - Charming and Traditional House - Highly Desirable Location - Catchment for Parkgate Primary School

Hewitt Adams are delighted to offer to the market for sale this beautifully presented and extended three bedroom semi-detached house on Brooklands Road in Parkgate. A short walk to Parkgate Promenade and its stunning views of the Welsh Hills and Dee Estuary. Only a short journey to Neston and all its excellent local amenities, good transport links and catchment for highly acclaimed schools with Parkgate Primary School practically on the doorstep! Further affording gas central heating, double glazing and off-road parking.

In brief the bright and spacious accommodation comprises; entrance hallway, living room, kitchen, dining room. To the first floor there are three well sized bedrooms and a family bathroom.

Externally, to the front of the property there is a tarmac driveway with parking for two cars, a laid to lawn section with established trees/shrubs, gated access leading to the garden.

The rear garden offers a high degree of privacy and is south facing, being mainly laid to lawn with well stocked borders, a paved patio area, a timber garden shed.

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Entrance Hall
16'10 x 6'00 (5.13m x 1.83m)
Composite front door to hallway, stairs to first floor, two storage cupboards, traditional doors to;

Lounge
13'11 x 11'09 (4.24m x 3.58m)
Box bay window to front aspect, central heating radiator, gas fire with surround.

Kitchen
13'03 x 7'11 (4.04m x 2.41m)
Comprising a range of well appointed wall and base units with complementary work surfaces incorporating sink and drainer, space for fridge freezer, space and plumbing for washing machine, cooker, tiled splashback, inset spotlights, central heating radiator, windows to side and rear aspect, door leading outside.

Dining Room
18'00 x 11'00 (5.49m x 3.35m)
French doors and windows to rear elevation, central heating radiator, gas fire, opening to kitchen.

Landing
Window to side aspect, loft access hatch, period doors to;

Bedroom 1
12'02 x 9'10 (3.71m x 3.00m)
Window to front aspect, central heating radiator, fitted wardrobes.

Bedroom 2
11'11 x 9'05 (3.63m x 2.87m)
Window to rear aspect, central heating radiator, fitted wardrobes.

Bedroom 3
12'08 x 8'01 (3.86m x 2.46m)
Window to rear aspect, central heating radiator.

Bathroom
7'09 x 5'11 (2.36m x 1.80m)
Comprising; WC, wash hand basin, bath with shower over, central heating radiator, window to front elevation.










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