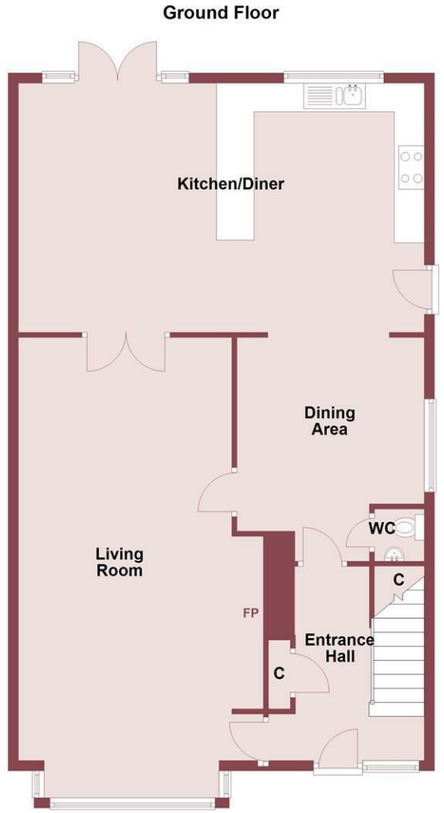
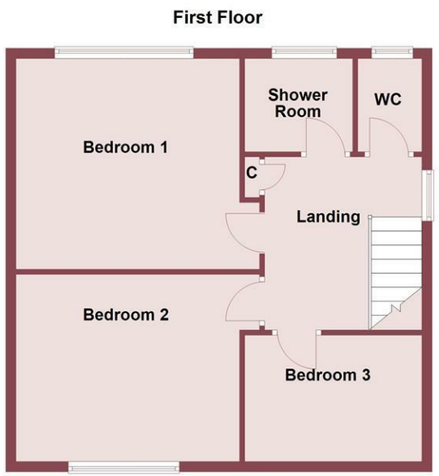










Marshlands Road, Neston, CH64 0SU

Offers Over £290,000

3 Bedroom | 2 Reception | 1 Bathroom | D

No Onward Chain - Traditional and Extended Three Bedroom Semi - Perfect First Time Buy

Hewitt Adams are delighted to offer this extended, three-bedroom, semi-detached house situated on a generous plot on the ever so popular Marshlands Road. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts a lovely plot and offers even further scope for development to side (subject to relevant planning consents) further affording ample off road parking, double glazing and a garage, the property does also have some of the original Parquet flooring in the living room which has been covered over with carpet.

In brief the accommodation comprises, entrance hallway, spacious lounge with log burning stove, kitchen diner opening into a further dining area/reception room with WC. To the first floor there are three well sized bedrooms and a shower room and separate WC which could be opened up.

Externally, to the front of the property there is a large tarmac driveway providing off road parking for numerous vehicles, a beautifully maintained front garden with a low level sandstone wall boundary to front, garage access, gated access into garden.

The rear garden is mainly laid to lawn with beautifully stocked borders, secure boundaries, a patio area.

Entrance Hall
10'05 x 8'06 (3.18m x 2.59m)
Composite front door to hallway, window to front aspect, storage cupboard, stairs to first floor, doors to;

Living Room
24'07 x 13'00 (7.49m x 3.96m)
A spacious living room with a bay window to front aspect, original Parquet flooring (underneath carpet) central heating radiator, log burning stove, double door to kitchen/diner.

Kitchen/Diner
19'08 x 10'04 (5.99m x 3.15m)
An open plan space comprising a range of wall and base units with work surfaces incorporating one and half sink and drainer, cooker, space and plumbing for washing machine, space for fridge, door to side aspect, window and French doors to rear, central heating radiator.

Dining Room
11'02 x 10'07 (3.40m x 3.23m)
Window to side aspect, central heating radiator, cupboard housing boiler, door to WC.

WC
WC, wash hand basin.

Landing
Window to side aspect, doors leading to;

Bedroom 1
13'01 x 11'00 (3.99m x 3.35m)
Window to rear elevation, central heating radiator.

Bedroom 2
12'10 x 10'08 (3.91m x 3.25m)
Window to front elevation, central heating radiator.

Bedroom 3
8'08 x 7'09 (2.64m x 2.36m)
Window to front aspect.

Shower Room
6'05 x 5'05 (1.96m x 1.65m)
Comprising large walk in shower, wash hand basin, central heating radiator, window to rear aspect.

WC
5'06 x 2'09 (1.68m x 0.84m)
WC, window to rear, part tiled.

Garage
Double doors to front, window to side, lighting and power.

