



Leighton Road, Neston, CH64 3SE

Offers Over £525,000

3 Bedroom 3 Reception 2 Bathroom

****Highly Regarded Location - Short Walk To Neston and Parkgate - Huge Scope and Potential - Bursting With Character & Charm****

Hewitt Adams is delighted to offer to the market 'Tudor Lodge' an absolutely beautifully presented, three/four bedroom, deceptively spacious, detached family house bursting with character and charm, set back on the ever so popular Leighton Road - A short walk to Neston Town Centre and all its excellent local amenities, good transport links and catchment area for highly acclaimed schools. Also close proximity of Parkgate Promenade which has award winning bars and restaurants, coffee shops and ice cream shops. The property retains much of its character and charm and has been beautifully maintained by the current owners and offers even further scope for extending like some of the similar properties on Leighton Road have done.

The property further affords gas central heating, double glazing throughout.

Offering bright, spacious and extremely versatile living accommodation comprising; to the ground floor there is a porch, entrance hallway, WC, living/dining room, conservatory, sitting room, kitchen/diner, utility room, ground floor shower room, integral garage. To the first floor there are three well sized bedrooms all with fitted wardrobes and a family bathroom with separate WC.

Externally, to the front of the property there is a large paved driveway providing ample off road parking, a beautifully maintained front garden with an array of shrubs, trees and flowers, brick wall boundary to the front, gated access leading to the side of the property with garage access. The rear garden is also beautifully maintained and private with secure boundaries, stocked borders, small pond and a paved patio area.

Porch

uPVC front door to porch, further door into hallway with stunning feature stained glass window.

Entrance Hall

17'07 x 6'11 (5.36m x 2.11m)

Stairs to first floor, two storage cupboards, period doors leading to;

Lounge/Diner

27'01 x 11'09 (8.26m x 3.58m)

Bay window to front elevation, central heating radiator, electric fire with feature stone surround and mantelpiece, window and door leading to conservatory.

Conservatory

10'05 x 9'09 (3.18m x 2.97m)

Windows overlooking the garden, French doors leading outside, tiled flooring.

WC

5'00 x 2'08 (1.52m x 0.81m)

WC, wash hand basin, central heating radiator, window to side aspect.

Kitchen/Diner

14'11 x 10'02 (4.55m x 3.10m)

A beautifully fitted shaker style kitchen comprising a range of well appointed wall and base units with complementary work surfaces incorporating Belfast sink, cooker, gas hob with extractor, dishwasher, microwave, Velux window, inset spotlights, radiator, windows to rear aspect, opening to utility.

Utility

8'11 x 4'03 (2.72m x 1.30m)

Window to front aspect, space for fridge freezer, space and plumbing for washing machine and tumble dryer, door to sitting room.

Sitting Room/Bedroom 4

13'01 x 10'08 (3.99m x 3.25m)

Sliding doors leading outside, central heating radiator, fireplace, storage cupboard, window to rear aspect, door to shower room.

Shower Room

8'08 x 3'02 (2.64m x 0.97m)

Comprising; WC, wash hand basin, shower cubicle, central heating radiator, window to rear aspect, tiled.

Landing

Window to side aspect, loft access hatch, storage cupboard, doors to;

Bedroom 1

11'08 x 9'10 (3.56m x 3.00m)

Window to front elevation, central heating radiator, fitted wardrobes and drawers.

Bedroom 2

11'07 x 11'06 (3.53m x 3.51m)

Window to rear elevation, central heating radiator, fitted wardrobes and drawers, wash hand basin.

Bedroom 3

8'01 x 6'07 (2.46m x 2.01m)

Window to front elevation, central heating radiator, fitted wardrobes.

Bathroom

6'05 x 6'00 (1.96m x 1.83m)

Comprising; shaker style panelled bath, wash hand basin, heated towel radiator, tiled walls, window to rear aspect.

WC

3'10 x 2'01 (1.17m x 0.64m)

Window to side elevation, WC, tiled walls.

Integral Garage

14'11 x 8'09 (4.55m x 2.67m)

Double doors to front, lighting and power, single door to side.

