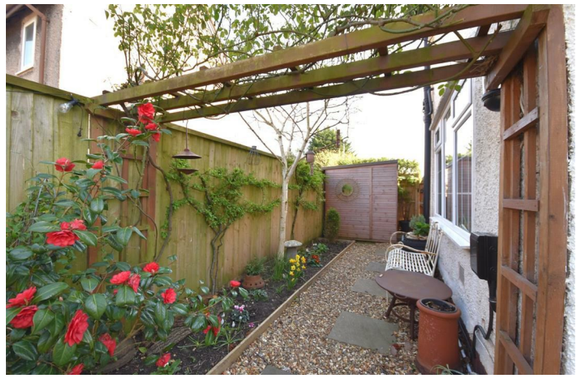

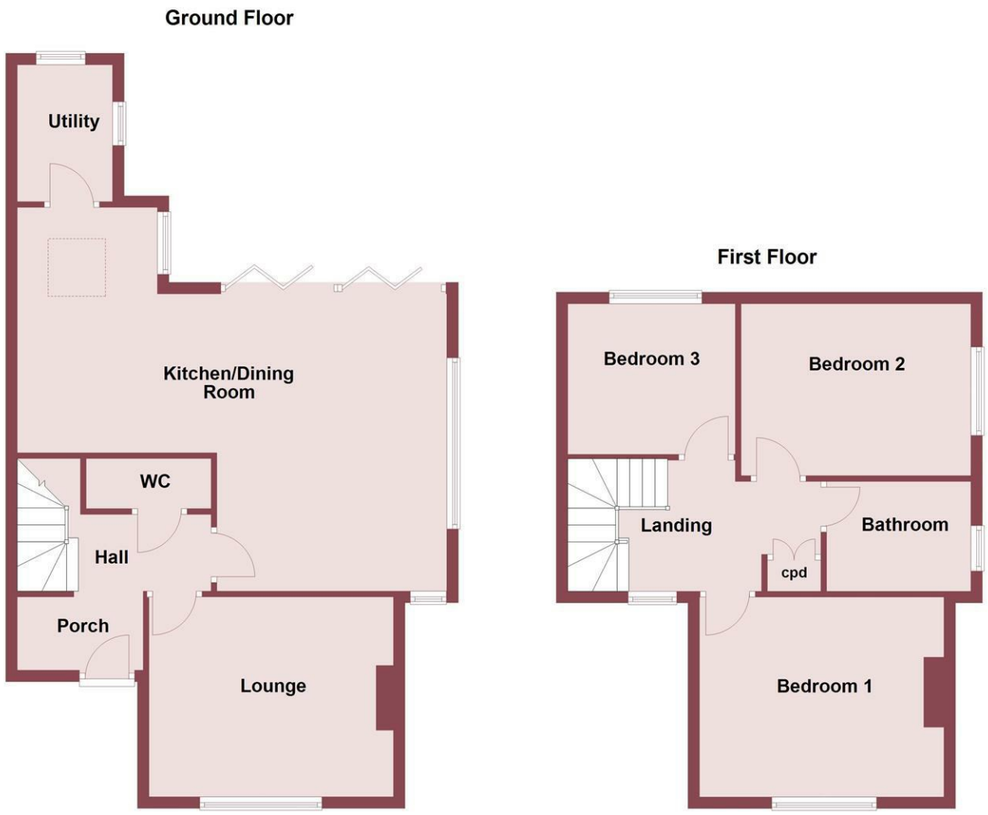

www.hewittadams.co.uk
HEWITT ADAMS
ESTATE & LETTING AGENTS

Hooton Road, Neston, CH64 1SH

£380,000

3 Bedroom | 2 Reception | 1 Bathroom | D

Bursting with Character and Charm - Sought After Location - Immaculately Presented Property Inside and Out - No Chain

Hewitt Adams are excited to offer 'Lynhurst' to the market for sale, an absolutely stunning, three bedroom character property constructed in the early 1900's on the ever so sought after Hooton Road, Willaston. A short walk to the centre of the Village and its excellent local amenities, transport links and fantastic school catchment area. The property has undergone an extensive scheme of improvements recently and has been beautifully maintained by its current owners.

In brief the property accommodation comprises; Porch, Entrance hallway, WC, Lounge, stunning refitted kitchen/dining area with Bi-folding doors, utility room. To the first floor are three well-proportioned bedrooms and a beautifully fitted bathroom.

Externally, to the front of the property there is a large, gated gravel driveway providing ample off road parking, secure boundaries, established shrubs, gated access to the garden.

To the rear of the property there is a low maintenance courtyard style garden with raised planters and beds, secure boundaries, pergola, a timber garden shed and a decked area. Sold with no onward chain.

This stunning property really must be viewed to fully appreciate what it has to offer!

www.hewittadams.co.uk | A: 23 High Street, Neston, CH64 9TZ | T: 0151 336 0808
Hewitt Adams Neston Ltd. Registered in England | Company Reg No: 12712307 | Company VAT No: 357338378

www.hewittadams.co.uk

HEWITT ADAMS
ESTATE & LETTING AGENTS

Entrance Hall
6'02 x 3'08 (1.88m x 1.12m)
Composite front door, quarry tiled flooring, stairs to first floor, central heating radiator, doors to;

WC
6'02 x 2'04 (1.88m x 0.71m)
WC, wash hand basin, tiled flooring and part tiled walls.

Lounge
11'02 x 11'00 (3.40m x 3.35m)
Window to front aspect, central heating radiator, wooden flooring, fireplace with tiled hearth.

Kitchen/Dining/Living Area
21'06 x 14'04 (6.55m x 4.37m)
An open plan space with a stunning and well appointed shaker style kitchen with a range of wall and base units with stunning quartz work surfaces incorporating double Belfast sink and drainer, integrated appliances includes, fridge, freezer, dishwasher, Rangemaster cooker. Breakfast bar with pendants above, Bi-folding doors to the garden, windows to side elevation, two vertical central heating radiators, sky light, tiled flooring, inset spotlights, crittall door to utility room.

Utility room
6'09 x 6'00 (2.06m x 1.83m)
Further wall and base units with quartz work surfaces incorporating sink and drainer, space and plumbing for washing machine, central heating radiator, windows to rear and side elevations.

Landing
Window to front aspect, radiator, storage cupboard, loft access hatch, doors to;

Bedroom 1
11'05 x 10'08 (3.48m x 3.25m)
Window to front aspect, central heating radiator.

Bedroom 2
11'05 x 9'07 (3.48m x 2.92m)
Window to side aspect, central heating radiator.

Bedroom 3
10'00 x 8'00 (3.05m x 2.44m)
Window to rear aspect, central heating radiator.

Bathroom
7'07 x 5'01 (2.31m x 1.55m)
A beautifully refitted, fully tiled bathroom comprising; WC, wash hand basin with vanity unit, bath with shower over, heated towel radiator, inset spotlights, window to side aspect.

www.hewittadams.co.uk | A: 23 High Street, Neston, CH64 9TZ | T: 0151 336 0808
Hewitt Adams Neston Ltd. Registered in England | Company Reg No: 12712307 | Company VAT No: 357338378