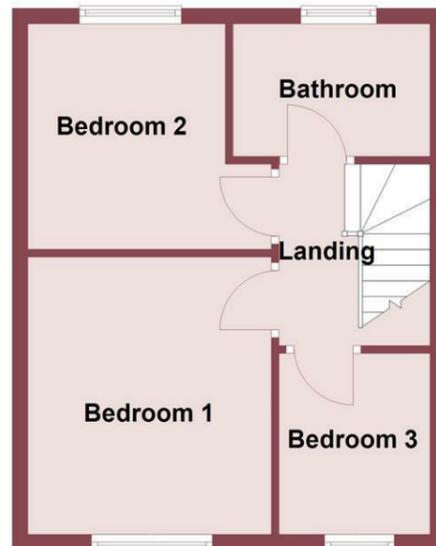




Ground Floor



First Floor



### Flashes Lane, Neston, CH64 4BL

£340,000

3 Bedroom 2 Reception 1 Bathroom D

**\*\*Highly Regarded Location - Overlooking Farmers Fields - South Facing & Private Rear Garden\*\***

Hewitt Adams are delighted to offer this beautifully presented, three-bedroom, extended semi-detached house with a stunning aspect on Flashes Lane in Ness. The properties on this road very rarely come to the market. A short distance from excellent local amenities, transport links and fantastic school catchment area including Woodfall Primary School. The property boasts a private and south facing plot and offers even further scope for development to side (subject to relevant planning consents) further affording ample off road parking, double glazing, a newly fitted roof and a garage.

In brief the accommodation comprises, entrance hallway, cosy lounge with an open fire, large dining area with Velux windows leading into the kitchen, utility room. To the first floor there are three well sized bedrooms and a beautifully refitted family bathroom.

Externally, to the front of the property there is a large brick set driveway providing off road parking for numerous vehicles, a front garden, garage access, gated access into garden.

The rear garden is south facing and completely private. Being mainly artificial lawn for low maintenance with secure boundaries, mature shrubs and trees, Indian stone patio area, log store.

Viewing is highly advised as properties on this road with this aspect very rarely come to market.

**Hall**

uPVC front door to hallway, radiator, stairs to first floor, door to lounge.

**Living Room**

13'09 x 13'07 (4.19m x 4.14m)

Bay window to front elevation, central heating radiator, open fireplace, double doors to dining area.

**Dining Area**

17'02 x 17'02 (5.23m x 5.23m)

Two Velux windows, two central heating radiator, sliding doors leading outside, understairs storage cupboard, door to kitchen.

**Kitchen**

15'00 x 8'00 (4.57m x 2.44m)

Comprising a range of well appointed wall and base units with work surfaces incorporating sink and drainer, cooker, dishwasher, window to rear aspect, inset spotlights, door leading outside, door to utility room.

**Utility Room**

9'01 x 8'05 (2.77m x 2.57m)

Further wall and base units with work surfaces, space and plumbing for washing machine, tumble dryer and fridge freezer, door to side aspect.

**Landing**

Window to side aspect, period doors to;

**Bedroom 1**

12'08 x 8'10 (3.86m x 2.69m )

Window to front elevation overlooking open fields, central heating radiator, beautifully fitted wardrobes.

**Bedroom 2**

11'08 x 9'00 (3.56m x 2.74m)

Window to rear aspect, central heating radiator.

**Bedroom 3**

9'00 x 5'08 (2.74m x 1.73m)

Window to front elevation overlooking open fields, central heating radiator.

**Bathroom**

7'03 x 5'06 (2.21m x 1.68m)

A beautifully refitted bathroom comprising; WC, wash hand basin with vanity storage, bath with shower over, heated towel radiator, inset spotlights, window to rear aspect.

**Garage/Store**

Double door to front, lighting and power.

**Additional Information**

Services - the property is on oil heating and a septic tank  
The property has recently had a new roof.

