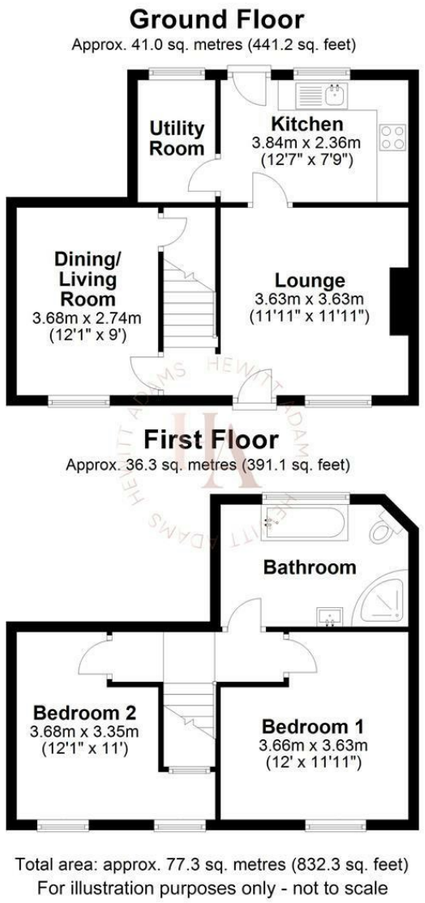

Bull Hill, Little Neston, Cheshire CH64 4DN

£235,000

2 Bedroom | 2 Reception | 1 Bathroom | D

Charming Character Cottage - Immaculately Presented - Heart of Little Neston Location

Hewitt Adams is delighted to welcome to the market 'Sunset View' a charming, deceptively spacious and beautifully presented, two bedroom end terrace Cottage conveniently situated in the heart of Little Neston with far reaching views of The Welsh Hills and within walking distance to Woodfall Primary School, a range of local shops, medical centre and transport links.

In brief the ground floor accommodation consists of: Lounge, Dining Room / Living Room, Kitchen/Breakfast Room and Utility Room. The first floor has two double bedrooms and a beautifully refitted, spacious Bathroom.

Externally, to the front of the property there is off road parking for two vehicles, to the rear there is a sunny rear garden, mainly laid to lawn with fenced boundaries and outdoor storage, also offering a high degree of privacy.

This property would make a fantastic first home and also an ideal investment so viewing appointments are highly advised!

A perfect first time buy, investment or ideal property to downsize to!

Entrance
uPVC front door to lounge;

Lounge
11'11 x 11'11 (3.63m x 3.63m)
Window to front aspect, chimney breast, central heating radiator, character beams, door to kitchen, opening to dining room.

Dining Room / Living Room
12'01 x 9'0 (3.68m x 2.74m)
Window to front elevation, central heating radiator, storage cupboard.

Currently used as a second living room

Kitchen
12'07 x 7'09 (3.84m x 2.36m)
Comprising a range of wall and base units with work surfaces incorporating sink and drainer with mixer tap, Cooker, tiled flooring, central heating radiator, inset spotlights, window to rear aspect and door leading outside.

Utility Room
Window to rear, space for fridge freezer, space and plumbing for washing machine, further worktops.

Bedroom 1
12'0 x 11'11(max) (3.66m x 3.63m(max))
Window to front elevation, central heating radiator.

Bedroom 2
12'01 x 11'0 (3.68m x 3.35m)
Two window to front elevation, central heating radiator.

Bathroom
A spacious and beautifully refitted bathroom comprising; WC, wash hand basin, bath, shower cubicle, heated towel radiator, part tiled, window to rear elevation, storage cupboard.

Estate Agent's Act 1979
*In accordance with the Estate Agent's Act 1979, as amended 1992, we advise that the vendor of the property is a relative of an employee of Hewitt Adams Ltd.