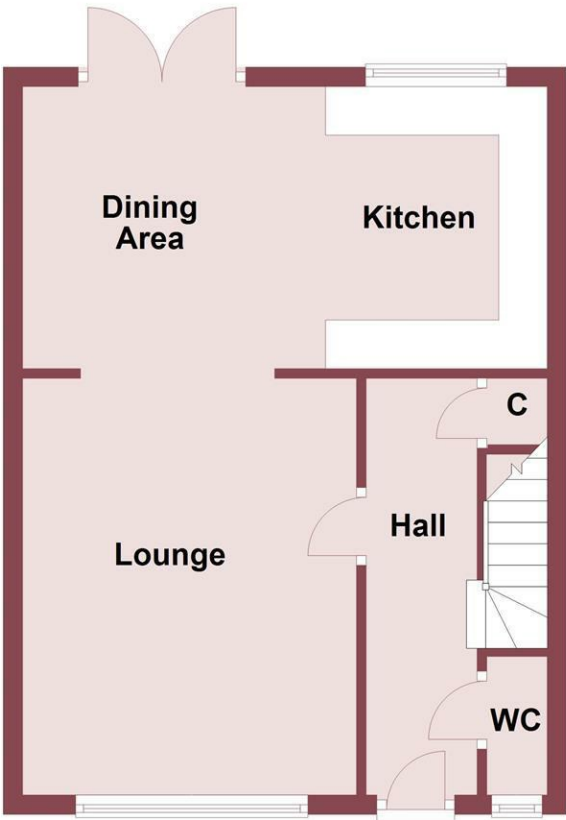
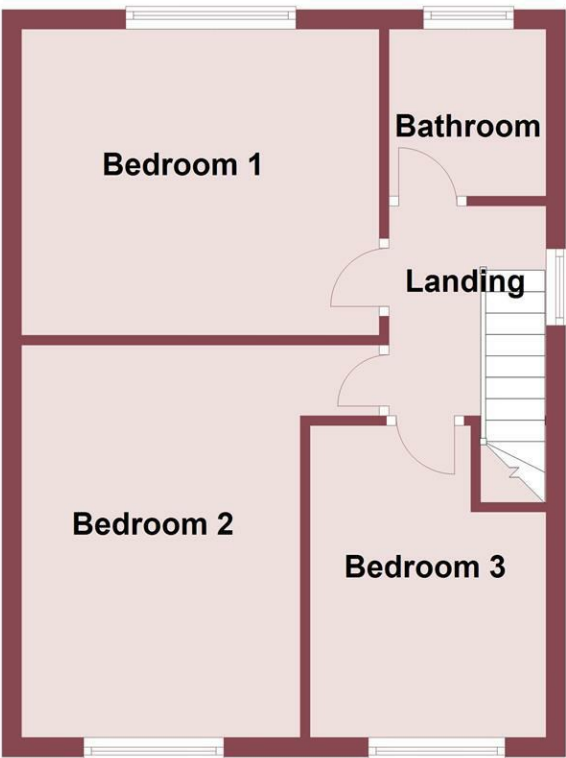




Ground Floor



First Floor



Coniston Road, Neston, CH64 0TD

£250,000

3 Bedroom 1 Reception 1 Bathroom D

No Onward Chain - Perfect First Time Buy or Investment - Beautifully Presented Property

Hewitt Adams are excited to showcase this beautifully presented three-bedroom semi-detached house on Coniston Road. A short journey from excellent local amenities, good transport links and catchment for highly acclaimed schools including Woodfall Primary School. This property would make a fantastic first time buy - with no stamp duty incurred for first time buyers or an investment opportunity and would achieve circa £1200 PCM in rental income.

Further affording gas central heating and double glazing throughout.

In brief the bright and deceptively spacious accommodation comprises; entrance hallway, WC, living room, kitchen diner. The first floor offers a spacious landing leading to three well proportioned bedrooms. There is also a beautifully fitted bathroom.

Externally, to the front of the property there is a driveway providing off road parking, a front lawn, paved pathway leading to the front door, garage access, gated access to side leading to the garden. The garden offers a high degree of privacy and has an elevated lawned area with secure borders, secure boundaries, patio area.

Viewing for this property is highly advised especially with no ongoing chain.

Hallway

14'03 x 6'02 (4.34m x 1.88m)

Composite front door to entrance hallway, central heating radiator, stairs to first floor, understairs storage cupboard housing boiler, doors to;

WC

3'10 x 2'09 (1.17m x 0.84m)

WC, wash hand basin, window to front elevation.

Lounge

13'10 x 11'01 (4.22m x 3.38m)

Window to front elevation, central heating radiator, electric fire with feature surround, inset spotlights, opening to kitchen/diner.

Kitchen/Diner

17'07 x 10'04 (5.36m x 3.15m)

A modern kitchen comprising a range of well appointed wall and base units with complimentary work surfaces incorporating one and half sink and drainer, integrated dishwasher and fridge freezer, washing machine, cooker, gas hob with extractor over, inset spotlights, tiled splash back, central heating radiator, French doors leading outside, window to rear aspect.

Landing

Window to side elevation, inset spotlights, doors to;

Bedroom 1

11'10 x 10'02 (3.61m x 3.10m)

Window to rear elevation, central heating radiator.

Bedroom 2

13'05 x 11'10 (4.09m x 3.61m)

Window to front elevation, inset spotlights, central heating radiator.

Bedroom 3

10'09 x 8'10 (3.28m x 2.69m)

Window to front elevation, inset spotlights, central heating radiator.

Bathroom

7'06 x 5'06 (2.29m x 1.68m)

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

Garage

Accessed via up and over door to front.

