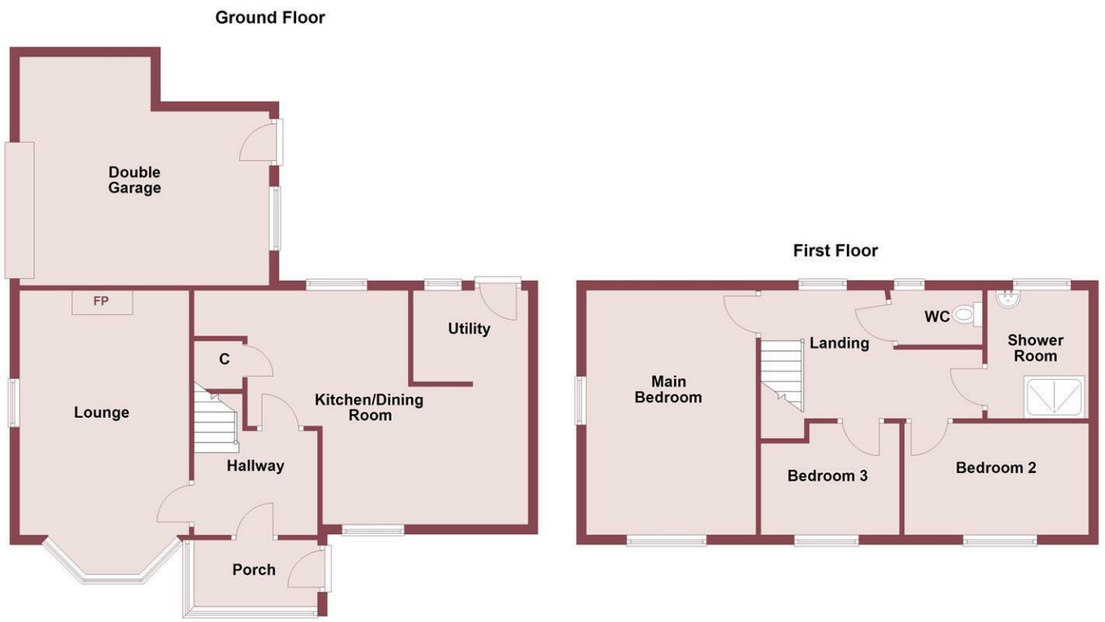

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HEWITT ADAMS
ESTATE & LETTING AGENTS

Smithy Close, Neston, CH64 4BD

Offers Over £240,000

3 Bedroom | 2 Reception | 1 Bathroom | F

No Onward Chain - Ness Village Location - Perfect First Time Buy - Parking & Double Garage

Hewitt Adams are delighted to showcase this spacious three bedroom house on Smithy Close in the heart of Ness Village. Neston Town Centre is a short journey which offers an array of local shops, excellent amenities, good transport links and catchment area for highly acclaimed schools, as well as providing excellent road links to the surrounding areas. This property would make a fantastic first time buy.

Further benefitting from gas central heating and partially double glazed windows.

The property accommodation briefly comprises of; Porch, Entrance hall, spacious lounge, open aspect kitchen/diner with a utility room. To the first floor there are three well sized bedrooms and a spacious shower room with a separate WC.

Externally, the front of the property there is gated access to the front door and a slate area, the side of the property has off road parking and access to the double garage. To the rear there is a sunny and private paved courtyard with a walled boundary and garage access.

Viewing is highly advised, please contact Hewitt Adams to arrange your viewing.

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Porch
5'05 x 3'08 (1.65m x 1.12m)
Front door to porch, window to front and side, further door to hallway.

Entrance Hallway
5'10 x 5'10 (1.78m x 1.78m)
Stairs to first floor, central heating radiator, doors to;

Lounge
20'04 x 10'04 (6.20m x 3.15m)
Bay windows to front elevation, window to side aspect, central heating radiator, gas fire with feature surround, wall lights.

Kitchen/Diner
17'11 x 15'05 (5.46m x 4.70m)
An open area comprising of a range of wall and base units with complimentary work surfaces incorporating one and half sink and drainer, Range style cooker, tiled splash back understairs storage cupboard, windows to front and rear aspects, two central heating radiators, opening to utility room.

Utility
9'01 x 6'11 (2.77m x 2.11m)
Further wall and base units with work surfaces, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, wall mounted boiler, window and door to courtyard.

Landing
Window to rear aspect, doors to;

Bedroom 1
16'10 x 10'00 (5.13m x 3.05m)
Windows to front and side elevations, central heating radiator.

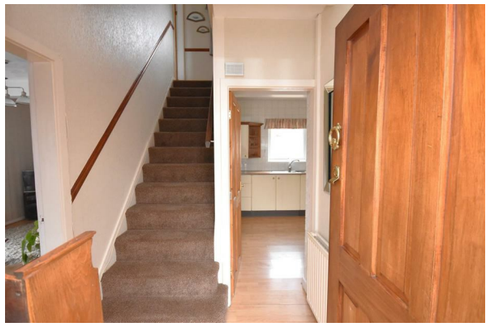
Bedroom 2
11'00 x 9'05 (3.35m x 2.87m)
Window to front elevation, central heating radiator.

Bedroom 3
10'04 x 9'04 (3.15m x 2.84m)
Window to front elevation, central heating radiator.

WC
Window to rear aspect, WC.

Shower Room
7'01 x 5'10 (2.16m x 1.78m)
Comprising; wash hand basin, shower cubicle, window to rear aspect, central heating radiator.

Garage/Workshop
A spacious garage/workshop with electric roller door, lighting and power, window and pedestrian door to rear.



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