



**Olive Road, Neston, CH64 9PL**  
**£1,200 PCM**

 3 Bedroom  2 Reception  1 Bathroom  D

\*\*\* Charming Three Bedroom House - Heart Of Neston - Not To Be Missed \*\*\*

Hewitt Adams is delighted to present this stunning three-bedroom mid-terrace property on Olive Drive, Neston, to the rental market.

Finished to an exceptional showroom standard, the property is immaculate throughout and is available on either a part-furnished or unfurnished basis.

The accommodation briefly comprises an inviting hallway leading to an open-plan kitchen, dining and lounge area, two well-proportioned double bedrooms, a third room currently used as a dressing room which can easily be reverted back to a bedroom, and a modern family bathroom.

Externally, the property benefits from on-street parking and a private rear courtyard.

Small pets may be considered, the property is strictly no smoking, and it is available 1st March

### Furniture

Dining table and two chairs, under stairs unit, mirror in hallway, king size bed in bedroom 1, double bed in bedroom 2, bedside tables x3, mirror (white) in bedroom 2.

### Entrance

uPVC front door to the Hallway.

### Hallway

Stone flooring, staircase to the first floor accommodation with built in storage, radiator.

### Open Plan Kitchen / Lounge / Diner

This superb open-plan kitchen, lounge and dining area forms the heart of the home and is beautifully flooded with natural light, with windows to both the front and rear elevations and elegant French doors providing direct access to the rear patio.

The lounge area features a charming wood-burning stove set within a feature mantel and tiled hearth, complemented by bespoke shelving, a built-in unit and a striking column radiator.

There is ample space for a dining set, making the area ideal for both everyday living and entertaining.

The kitchen is fitted with a range of wall and base units with oak-effect worktops and a tiled splashback, and is fully equipped with integrated appliances including a dishwasher, induction hob with extractor fan, and a tall fridge freezer.

Furthermore the room has parquet effect laminate flooring throughout.

The washing machine will not be maintained or replaced by the landlord if it breaks, as it is free standing.

### Bedroom 1

Window to the front elevation, radiator, laminate flooring.

### Bedroom 2

Window to the rear elevation, radiator, built in cupboard.

### Bedroom 3

Window to the front elevation, radiator.

\* Currently being used as a dressing room but this could be turned back into a Bedroom if needed.

### Bathroom

Panel bath with glass screen and mixer shower and taps, WC, wash basin with taps, radiator, partially tiled walls, window to the rear elevation.

### Externally - Front Elevation

On street parking.

### Externally - Rear Elevation

An enclosed rear yard with attractive Indian stone paving.

