



The Priory, Neston, Cheshire CH64 3SP



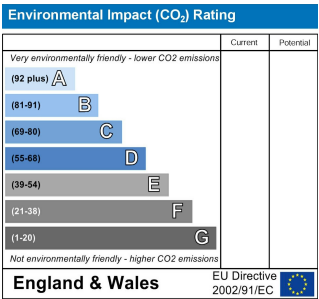
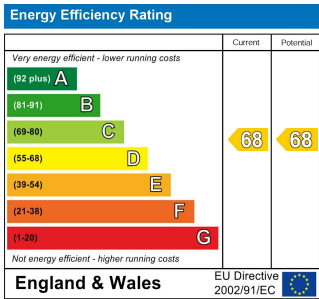
£219,950

Andrew's Estates Neston are delighted to offer For Sale this beautifully presented and decorated three bedroom semi-detached property located on the Priory in Neston which is within walking distance to local schools, transport links and shops.

Benefitting from gas central heating and double glazed windows in brief the ground floor accommodation comprises of: Entrance Hall, Lounge, Kitchen/Diner and Family Room. The first floor offers Three Bedrooms and a Family Bathroom. Externally there is a Driveway, Garage and Rear Garden.

Subject to the usual planning consents and building regulations the property would lend itself well to a loft conversion which could potentially create an impressive Fourth Bedroom and Second Bathroom.

Please call 0151 336 8171 for more information and to arrange a viewing with the agent.



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Entrance

UPVc door to the Hallway.

Hallway

Parquet flooring, radiator, stairs to the first floor accommodation.

Lounge 15'0x12'04 (4.57mx3.76m)

Bay window to the front elevation, radiator, parquet flooring.

Kitchen/Diner 19'03x8'08 (5.87mx2.64m)

Wall and base units with worktops, inset sink and drainer with mixer tap, tiled splash back. Integrated appliances include: Electric oven, gas hob with extractor fan. Space and plumbing where needed for the following free standing appliances: slimline dishwasher, washing machine and tall fridge/freezer. Window to the rear elevation, inset spot lights, laminate flooring, two storage cupboards, door to the side elevation. The room opens to the Family Room.

Family Room 10'11x7'10 (3.33mx2.39m)

Window to the rear and side elevation, French doors to the rear elevation, tall feature radiator, laminate flooring.

Landing

Two storage cupboards, loft access, window to the side elevation.

Master Bedroom 13'07x10'11 (4.14mx3.33m)

Window to the front elevation, radiator.

Bedroom 2 12'08x9'11 (3.86mx3.02m)

Window to the rear elevation, radiator.

Bedroom 3 8'01x7'04 (2.46mx2.24m)

Window to the front elevation, radiator.

Bathroom

P shaped panel bath with curved glass shower screen, WC, wash basin with mixer tap, partially tiled walls, laminate flooring, window to the side and rear elevation, inset spot lights.

Externally - Front Elevation

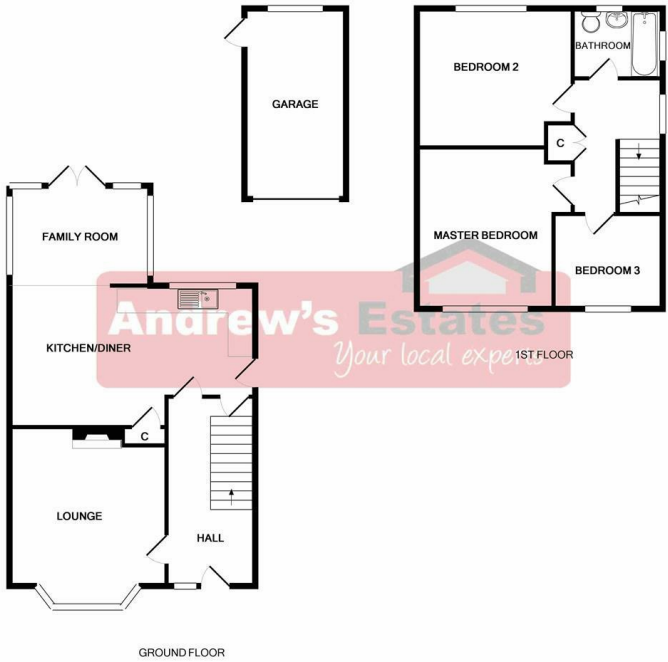
Laid to lawn section, block paved driveway, access to the rear.

Externally- Rear Elevation

Laid to lawn section with paved patio area, fenced boundaries.

Garage

Up and over front.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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