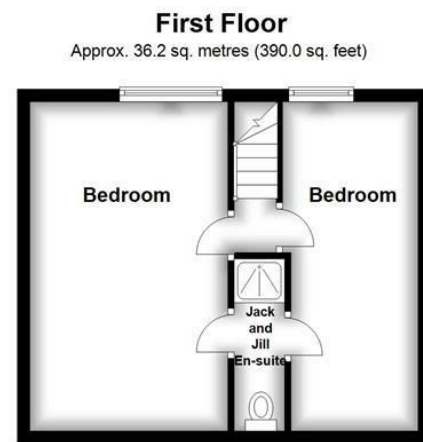
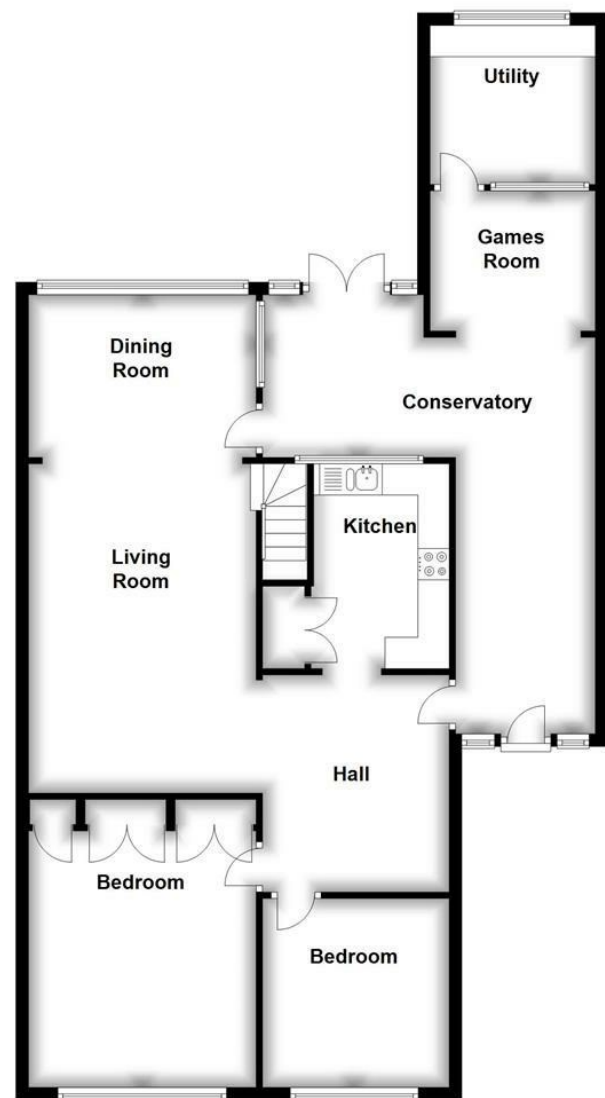




**Ground Floor**  
Approx. 112.7 sq. metres (1212.8 sq. feet)



**First Floor**  
Approx. 36.2 sq. metres (390.0 sq. feet)

Total area: approx. 148.9 sq. metres (1602.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
67	78

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
60	72

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## Lees Lane, Neston, Cheshire CH64 4DD



**£190,000**

**\*\*No Onward Chain - Deceptively Spacious Dormer Bungalow - A Must View Property\*\***

Andrews Estates Neston is delighted to offer to the market For Sale this extended four bedroom semi-detached bungalow in the highly sought after area of Little Neston. Close to local amenities, excellent transport links and fantastic school catchment area including the highly regarded Woodfall Primary School. The property has undergone a scheme of improvements allowing spacious, versatile and light family living accommodation also boasting gas central heating, off road parking and double glazing throughout.

In brief the property ground floor living accommodation comprises; entrance hall, conservatory, spacious lounge/diner, two double bedrooms and a family shower room. To the first floor there are two bedrooms and a Jack and Jill ensuite.

Externally, to the front of the property there is a gated gravel driveway providing off road parking, a laid to lawn section, fenced boundary to the front. To the rear there is a private garden predominantly laid to lawn with a paved patio area and a timber garden shed.

With the added benefit of no onward chain, viewing is highly recommended to appreciate what this property has to offer.

## Lees Lane, Neston, Cheshire CH64 4DD

### Entrance

Composite front door in conservatory with frosted double glazed side windows to front elevation.

### Conservatory 22'10" x 17'6" (6.98 x 5.35)

Frosted high level windows to side aspect allowing in an array of natural light, tiled flooring, fitted wall lights, double opening french doors to patio area, electric heaters, opening to games room and utility area, upvc door into entrance hall.

### Entrance Hall

Vertical gas central heating radiator, door into kitchen, opening to spacious lounge diner.

### Lounge 16'9" x 10'5" (5.11m x 3.18m)

Gas central heating radiator, gas fire with marble hearth and inset and feature surround, TV point, staircase to first floor, opening to dining area.

### Dining Area 11'8" x 8'6" (3.56 x 2.61)

Window to rear and side aspect, central heating radiator, wooden flooring, upvc pedestrian door into conservatory.

### Kitchen 10'8" x 6'10" (3.27 x 2.10)

Window to rear elevation, range of wall and base units with roll top work surfaces incorporating stainless steel one and a half sink and drainer with mixer tap over, electric oven with induction hob, free standing dish washer, free standing fridge, integral microwave.

### Utility 9'1" x 8'3" (2.78 x 2.53)

Window to rear aspect, inset spot lights, roll top work surfaces with space and plumbing for washing machine and tumble dryer, tiled flooring.

### Bedroom Two 13'6" x 10'7" (4.14 x 3.23)

Window to front elevation, central heating radiator, built in wardrobes.

### Bedroom Three 10'3" x 9'6" (3.13 x 2.92)

Window to front elevation, central heating radiator, wall mounted glow worm combination boiler.

### Family Shower Room

Frosted window to side aspect, heated chrome towel rail, WC, corner shower cubicle with thermostatic shower, wash hand basin with mixer tap and vanity unit, tiled flooring.

### First floor landing

Frosted window to rear aspect, doors leading into;

### Bedroom One 17'5" x 10'6" (5.33 x 3.21)

Window to front aspect, central heating radiator, door into jack and jill ensuite.

### Ensuite

Velux window, WC, shower with thermostatic shower.

### Bedroom Four 17'4" x 6'9" (5.28m x 2.06m)

Window to rear aspect, eave storage cupboard, door into ensuite.

### Additional Information

The property is council tax band C

### Jack and Jill Shower Room

Wc, Shower cubicle, door leading to bedroom one and four.

