



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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Riverside Walk, Little Neston, Cheshire CH64 0TT



£195,000

Excellent Location On A Quiet Cul-De-Sac - Ideal First Time Buy

Andrew's Estates Neston are delighted to offer For Sale this well presented three bedroom semi-detached property situated in Little Neston close to fantastic schools, transport links and excellent local amenities. There are also easy access to walking and cycling routes. The property benefits from gas central heating, double glazed windows, off road parking and a garage.

In brief the accommodation comprises of: Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Study, Three Bedrooms, Bathroom, Garage, Driveway and Rear Garden.

Externally, to the front elevation there is a laid to lawn section, a driveway providing ample off road, gated access to the rear garden and garage. To the rear elevation there is private landscaped garden comprising paved patio areas, laid to lawn section, planted borders, fenced and hedgerow boundaries and a bin store to the side.

This property is sure to tick many boxes so please call the Neston office today on 0151 336 8171 to arrange a viewing!

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Entrance

UPVC door to the hallway with a staircase to the first floor accommodation and access to the Lounge.

Lounge 15'10x12'09 (4.83mx3.89m)

Window to the front elevation, radiator, laminate flooring, display fire place, storage cupboard.

Kitchen/Diner 15'11x7'10 (4.85mx2.39m)

Wall and base units with worktops, inset sink, 1/2 sink and drainer, metro brick tiled splash back. Integrated electric oven, gas hob, extractor fan. Space an plumbing where needed for a free standing washing machine and tall fridge freezer, inset feature spot lights, tiled flooring, French doors to the Conservatory.

Conservatory 8'09x8'02 (2.67mx2.49m)

Windows to three elevations, French doors to the side elevation, glass roof, access to the Study.

Study 9'04x6'02 (2.84mx1.88m)

Window to the rear elevation, laminate flooring.

Landing

Loft access.

Bedroom 1 12'02x9'09 (3.71mx2.97m)

Window to the rear elevation, radiator, fitted wardrobes.

Bedroom 2 11'10x9'07 (3.61mx2.92m)

Window to the front elevation, radiator.

Bedroom 3 9'06x6'0 (2.90mx1.83m)

Window to the front elevation, radiator.

Bathroom

Panel bath with thermostatic shower, wash basin vanity unit with mixer tap, WC, heated chrome towel rail, inset spot lights, partially tiled walls, windows to the rear elevation.

Garage

Up and over front access, lighting and power.

Additional Information

The property is council tax band C

