



## 131 WEST VALE NESTON

**£299,995**  
**FREEHOLD**

Vista Abode are delighted to bring to the market this immaculately presented 3 Bedroom Semi-detached property with no onward chain.

Exceptional 3-Bedroom Semi-Detached Home with Huge Potential in Prime Village Location!

Nestled in a sought-after village setting, this immaculately presented three-bedroom semi-detached home offers tremendous potential to extend and redevelop, making it the perfect opportunity for buyers looking to create their dream space.

Boasting two separate reception rooms, the property provides versatile living areas ideal for family life or entertaining guests. Each of the three spacious double bedrooms is generously sized, ensuring comfort and flexibility.

The modern family bathroom features a walk-in shower and a round bath, offering a stylish and functional space designed for everyday convenience.

Outside, a large driveway offers ample parking, while the extra-large garage presents exciting possibilities for storage, workspace, or future expansion. The landscaped rear garden is a true highlight,





- Huge Scope To Extend • 3 Large Double Bedrooms • Large Driveway • Extra Large Garage • 2 Reception Rooms • Kitchen Diner • No Onward Chain

#### Entrance Porch

#### Living Room

Window to front elevation, new log burner and laminate flooring. Through doors to kitchen Diner.

#### Sitting Room/Office

Window to front elevation and laminate flooring.

#### Kitchen Diner

With a range of base and wall units, laminate worktops, electric oven and hob, windows to rear elevation and a door to the garden.

#### Garage

Access from the rear garden this extra large garage has huge potential to become part of the living space subject to the relevant planning permission.

#### Bedroom 1

Window to front elevation and fitted wardrobes.

#### Bedroom 2

Window to rear elevation and fitted wardrobes.

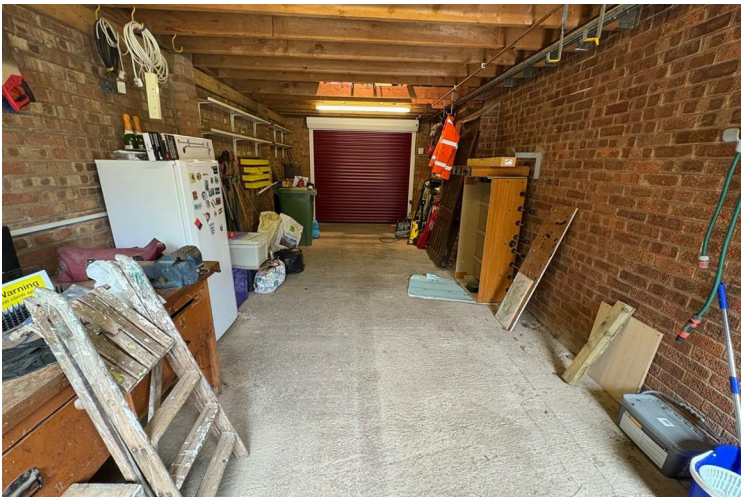
#### Bedroom 3

Window to front elevation and fitted wardrobes.

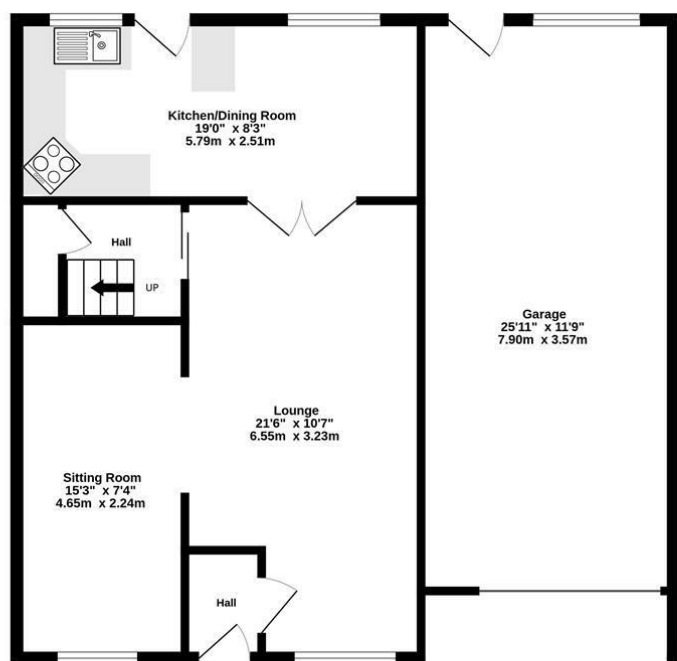
#### Bathroom

Walk-in Shower Cubicle, Round Bath, WC, Sink, Towel Radiator and window to rear elevation.

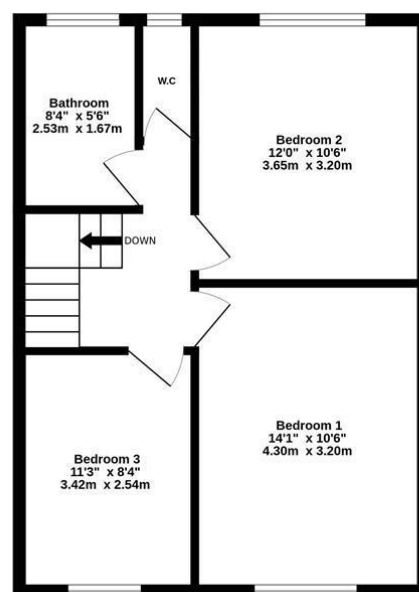




GROUND FLOOR



FIRST FLOOR



WEST VALE, NESTON

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

**EPC Rating: C**      **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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