

6 Rose Gardens, Little Neston, Neston, CH64 4BX



Guide Price £270,000

Vista Abode are delighted to present this spacious three-bedroom semi-detached home, perfectly positioned in a quiet and highly sought-after area of Little Neston. Offering generous living space and excellent potential to extend or internal reconfiguration (subject to planning), this property is ideal for families looking for a long-term home.

Inside, the accommodation includes a welcoming entrance hallway, two bright reception rooms, a separate study, kitchen diner, utility room and a downstairs WC. Upstairs, you'll find three well-proportioned double bedrooms and a family bathroom. The home benefits from gas central heating and double glazing throughout.

Externally, the property boasts a substantial gated driveway providing ample off-road parking for multiple vehicles and a garage. To the rear, a beautifully enclosed south-westerly facing garden offers a sunny, private space with mature, well-stocked borders, perfect for outdoor dining and family enjoyment.

~~With no onward chain, this superb home offers space, flexibility and fantastic future potential. Early viewing is strongly recommended.~~

Sitting Room 10'5 x 9'11 (3.18m x 3.02m)

Office 10'1 x 7'10 (3.07m x 2.39m)

Kitchen Diner 13'10 x 9'6 (4.22m x 2.90m)

With a range of base and wall units with complimentary work surfaces.

Utility Room 7'0 x 6'7 (2.13m x 2.01m)

Bedroom 1 13'10 x 9'11 (4.22m x 3.02m)

Bedroom 2 11'0 x 8'9 (3.35m x 2.67m)

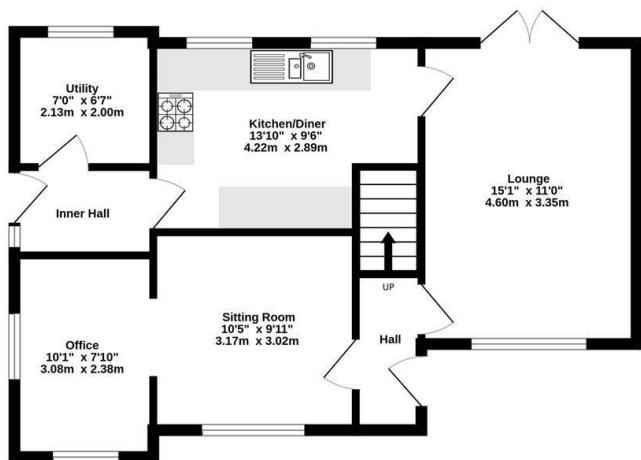
Bedroom 3 9'6 x 7'8 (2.90m x 2.34m)

Bathroom 6'10 x 5'10 (2.08m x 1.78m)

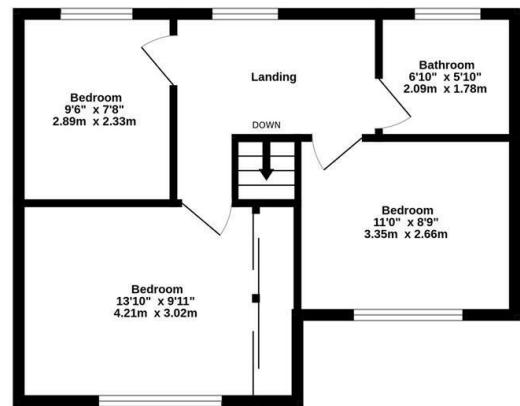
Walk in Shower cubicle, Sink, WC and towel radiator.



GROUND FLOOR



FIRST FLOOR



ROSE GARDENS, NESTON

TOTAL FLOOR AREA: 1020 sq.ft. (94.8 sq.m.) approx.

While every attempt is made to ensure the accuracy of this floorplan, measurements are approximate only and no responsibility is accepted by Metropix ©2023 in relation to any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		69	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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