



Rockfarm Drive, Little Neston

£290,000



LESLEY HOOKS
ESTATE AGENTS





This immaculately presented and deceptively spacious semi-detached house is ready to welcome its new owners with adaptable accommodation designed for comfort and convenience. Featuring uPVC double glazing and combi-fired gas central heating, this home ensures warmth and energy efficiency. The well-planned layout includes a welcoming porch, a light and airy lounge, sitting room, cosy dining room, fitted kitchen, and a handy downstairs WC. One of the reception rooms could easily be transformed into a ground-floor bedroom if required, offering great flexibility. Upstairs, you'll find two spacious double bedrooms, both with fitted wardrobes and a stylish four-piece bathroom. Outside, the front of the property boasts a driveway with off-road parking, while the rear reveals a delightful garden with a lovely patio area, perfect for relaxing or entertaining. A garage provides additional storage or parking. This home is ideal for anyone looking for a move-in-ready property with adaptable living spaces. Freehold. Council tax band C.



Porch

3'7" (1.09m) x 5'3" (1.6m)

Lounge

18'11" (5.77m) Max x 11'4" (3.45m)

Sitting Room

11'2" (3.4m) x 10'4" (3.15m)

Dining Room

9'8" (2.95m) x 7'10" (2.39m)

Kitchen

15'9" (4.8m) Max x 8'8" (2.64m)

Downstairs WC

5'2" (1.57m) x 5'2" (1.57m)

Bedroom One

13'9" (4.19m) Max x 11'9" (3.58m)

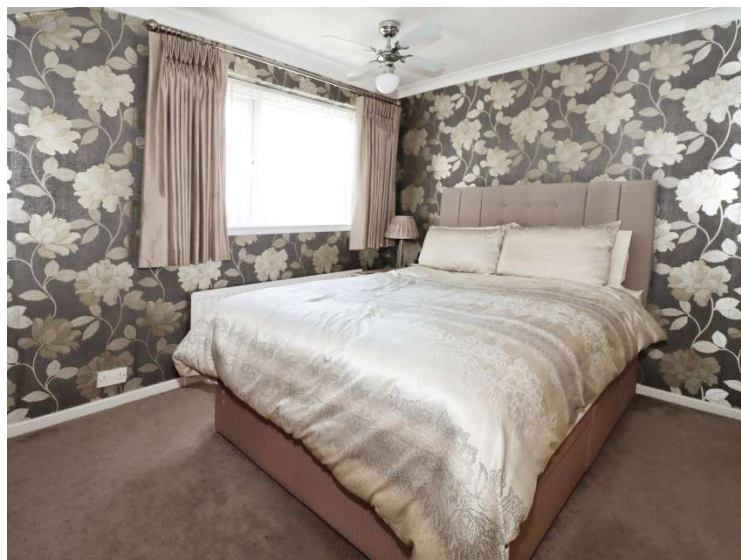
Bedroom Two

11'2" (3.4m) x 10'6" (3.2m)

Bathroom

9'0" (2.74m) x 7'4" (2.24m)





Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.