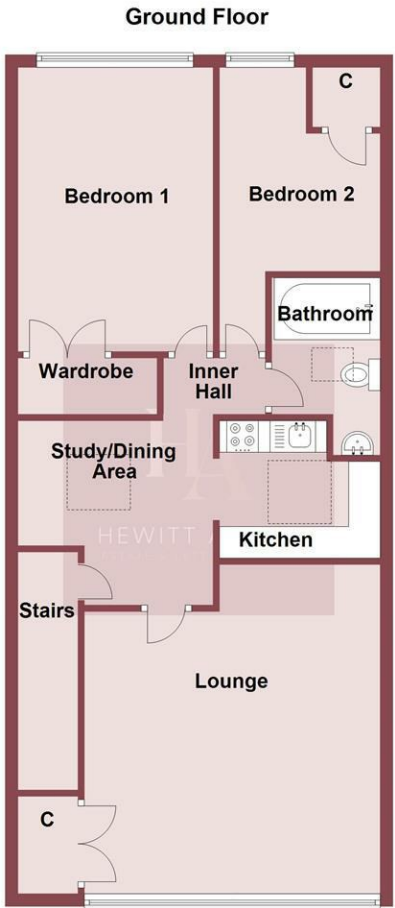




Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.



## West Vale, Neston, Cheshire CH64 9SE

£800 PCM

2 Bedroom 1 Reception 1 Bathroom D

\*\*\* Available October 2026 - Excellent Condition - Must View \*\*\*

Hewitt Adams is delighted to offer TO LET this two Bed First floor flat ideally situated above a row of useful shops and within walking distance of local amenities, schooling and transport links.

In brief the property comprises two bedrooms, lounge/diner, study area, kitchen and bathroom.

Externally there is a communal parking area.

Unfurnished, Available October, Not Suitable For Pets

|                                         |                                      |                           |
|-----------------------------------------|--------------------------------------|---------------------------|
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Entrance

Private entrance via a timber wooden gate and with a wooden front door, stairs leading to;

Study/Dining Area

8'11 x 8'9 (2.72m x 2.67m)

Radiator and a double glazed velux roof light.

Lounge

15'5 x 14'8 (4.70m x 4.47m)

Double glazed window to the rear elevation, two radiators, television point, built in storage cupboard.

Kitchen

8'9 x 7'1 (2.67m x 2.16m)

A range of modern high gloss wall and base units with complementary work surfaces over and incorporating a stainless steel sink with drainer unit and mixer tap over, fitted oven and hob with extractor hood over, tiled splash backs, double glazed velux roof light, wood effect flooring.

Bedroom One

14' x 9'4 (4.27m x 2.84m)

Built in wardrobe, radiator, double glazed window to the rear elevation.

Bedroom Two

14'1 x 8'3 (4.29m x 2.51m)

Radiator, built in storage cupboard housing Worcester combination boiler, double glazed window to the front elevation.

Bathroom

7'3 x 5'4 (2.21m x 1.63m)

Panelled bath with shower over, push button wc, wash hand basin, chrome heated towel rail, double glazed velux roof light, tiled flooring, partially tiled walls and an extractor.

