



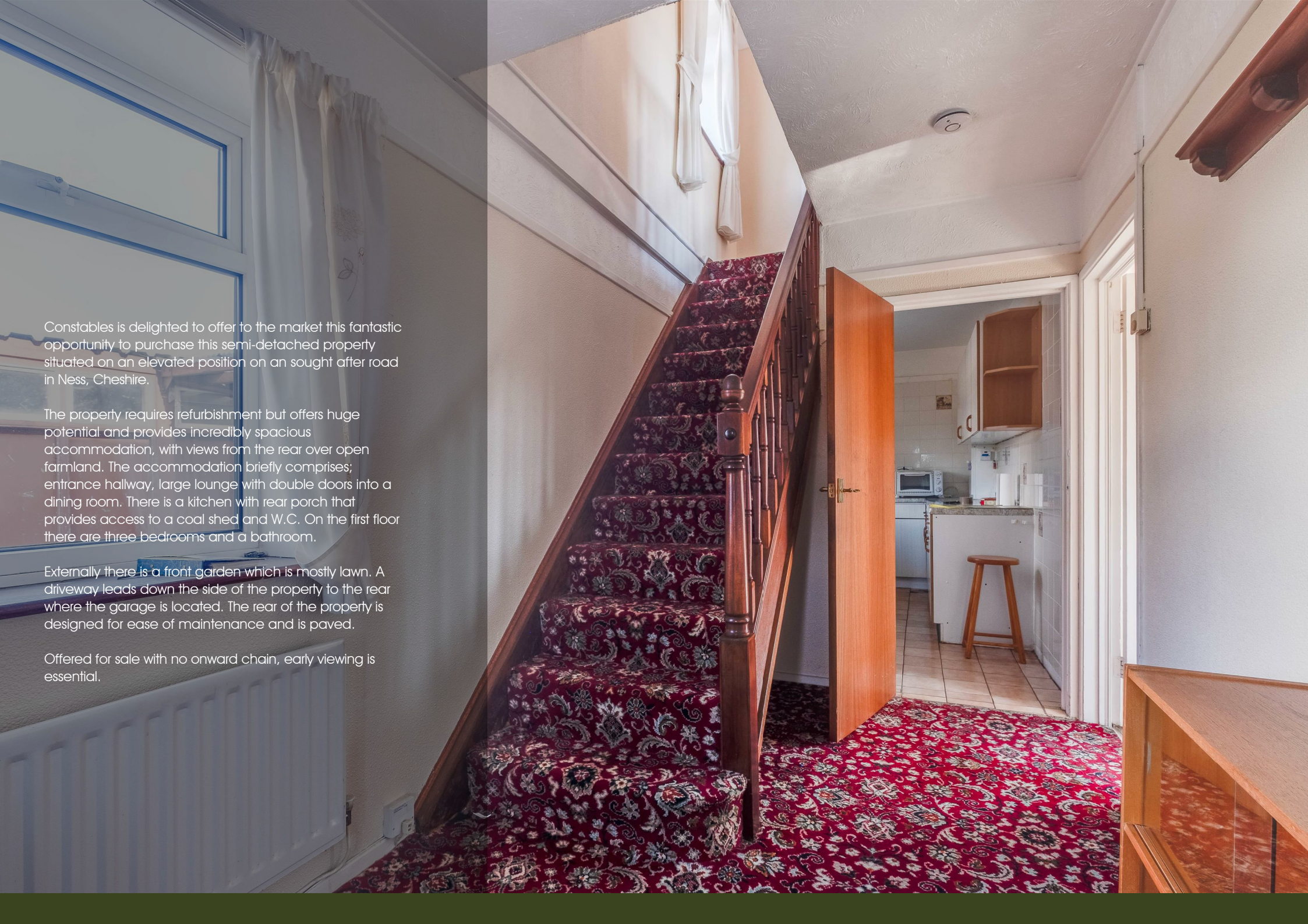
FOR SALE
Constables
SALES & LETTINGS
0151 353 1333

Constables
SALES & LETTINGS

Mill Lane

Ness, Neston

£264,000



Constables is delighted to offer to the market this fantastic opportunity to purchase this semi-detached property situated on an elevated position on an sought after road in Ness, Cheshire.

The property requires refurbishment but offers huge potential and provides incredibly spacious accommodation, with views from the rear over open farmland. The accommodation briefly comprises; entrance hallway, large lounge with double doors into a dining room. There is a kitchen with rear porch that provides access to a coal shed and W.C. On the first floor there are three bedrooms and a bathroom.

Externally there is a front garden which is mostly lawn. A driveway leads down the side of the property to the rear where the garage is located. The rear of the property is designed for ease of maintenance and is paved.

Offered for sale with no onward chain, early viewing is essential.



Constables

SALES & LETTINGS

- Semi Detached House
- Close to Local Walks and Pub
- Two Reception Rooms
- Council Tax Band: C
- Highly Sought After Ness Location
- Lots of Potential
- Garage & Off Road Parking
- Views over Horse Fields
- Three Bedrooms
- No Onward Chain

Location

The property is located in the much sought after semi-rural area of Ness. Ness is situated on the outskirts of Neston, and has a village pub and botanical gardens to enjoy. The RSPB Dee Estuary Nature Reserve is also close by providing access to the Wirral Way and Dee Marshes cycle path. The location is ideal for the outdoor enthusiast with many walking, cycling and dog walking routes on the door step.

The market town of Neston is approximately 1 mile away. Neston offers a comprehensive range of amenities including supermarkets, independent retailers as well as a number of restaurants, inns and cafes. A weekly market is held on a Friday.

Chester High Road is a short drive away which gives access to the

motorway network and larger commercial centres of the region. The property is also in the catchment area for highly regarded primary, secondary and Grammar schools.

There are many sporting and leisure facilities on the Wirral including Royal Liverpool Golf Club, Neston Cricket Club, West Kirby sailing club.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 29 miles. Manchester Airport: 39 miles

Accommodation

Entrance Hall

Lounge

10'11 x 15'10 (3.33m x 4.83m)

Dining Room

9'09 x 10'11 (2.97m x 3.33m)

Kitchen

12'01 x 6'10 (3.68m x 2.08m)

Landing

Master Bedroom

12'02 x 10'11 (3.71m x 3.33m)

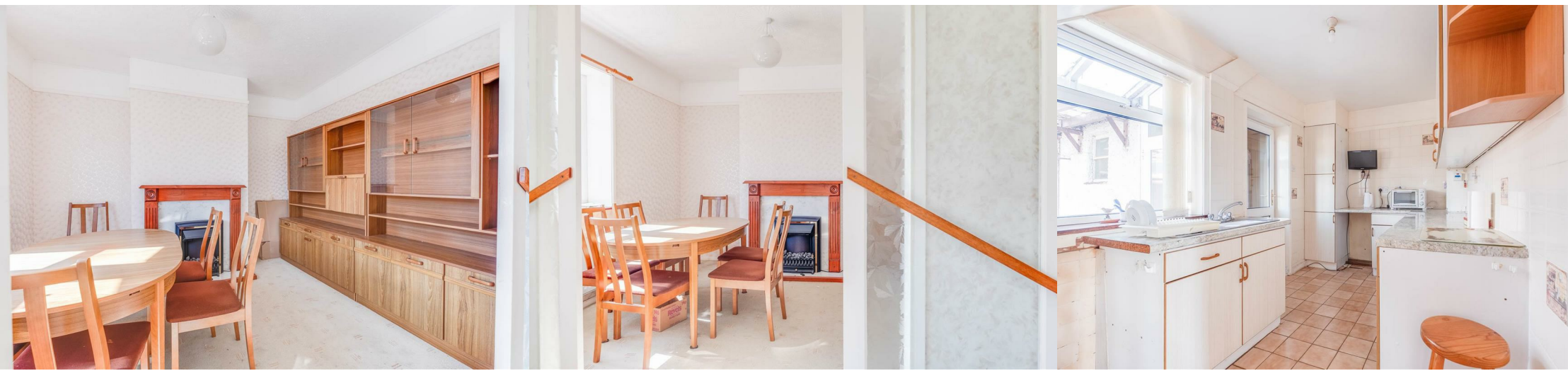
Second Bedroom

10'11 x 10'02 (3.33m x 3.10m)

Third Bedroom


6'11 x 10'07 (2.11m x 3.23m)

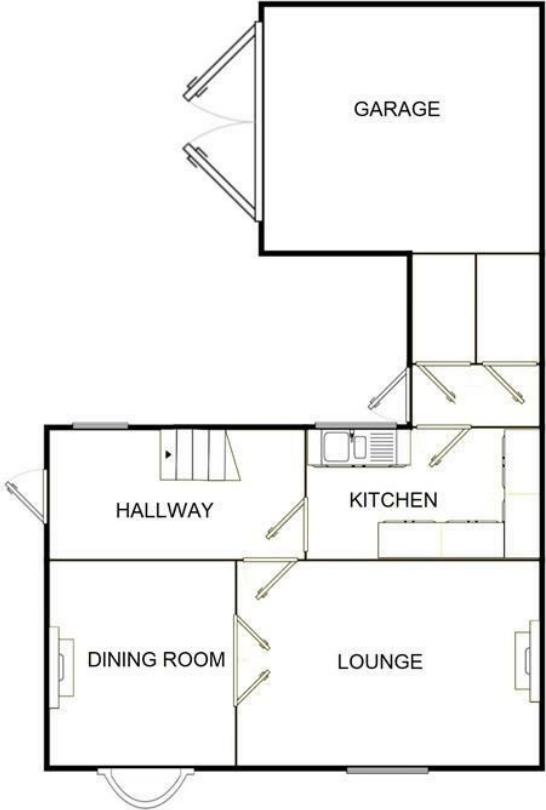
Bathroom



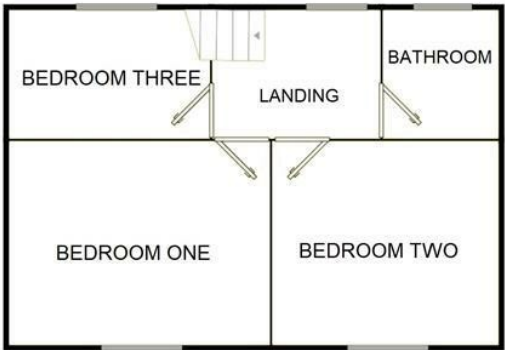


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

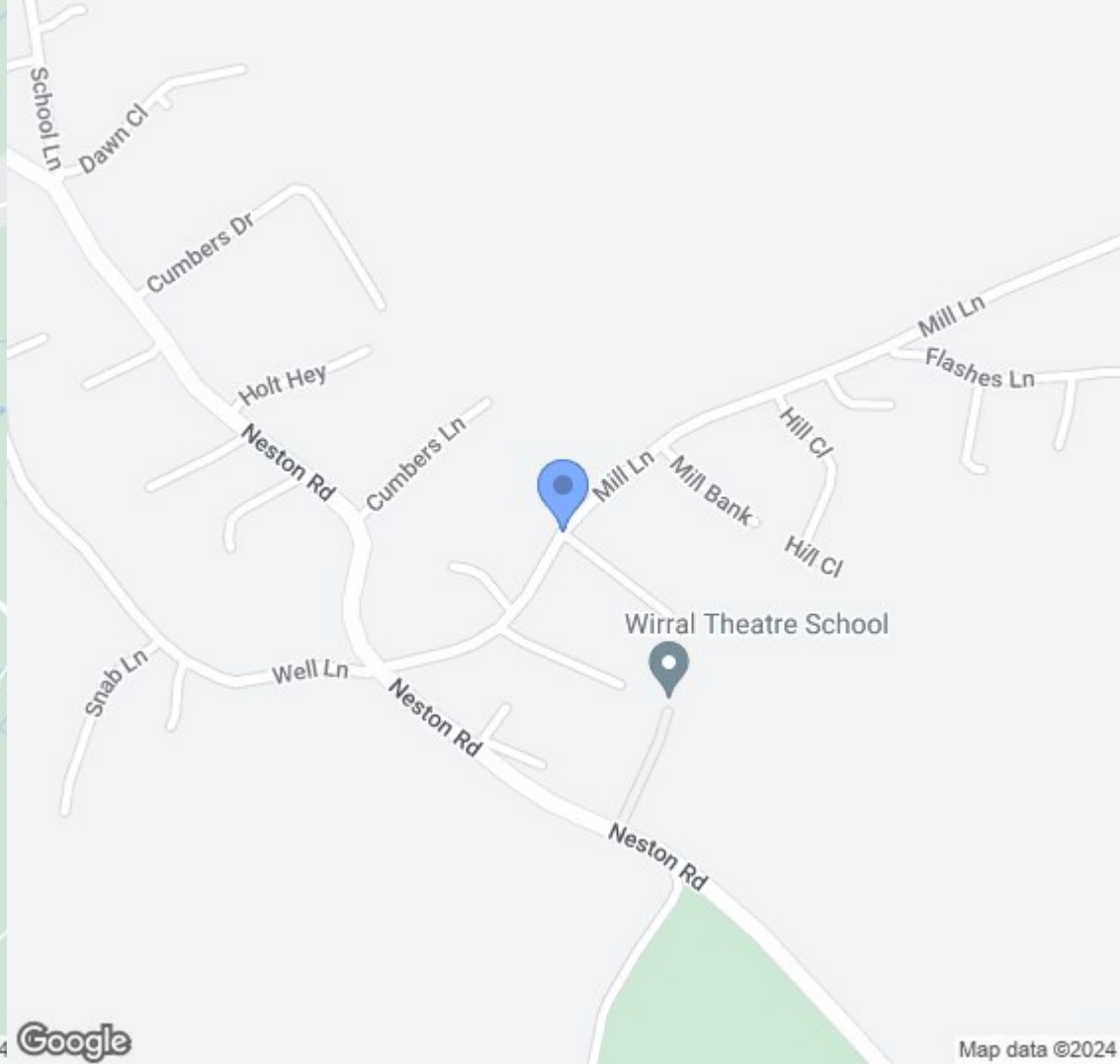
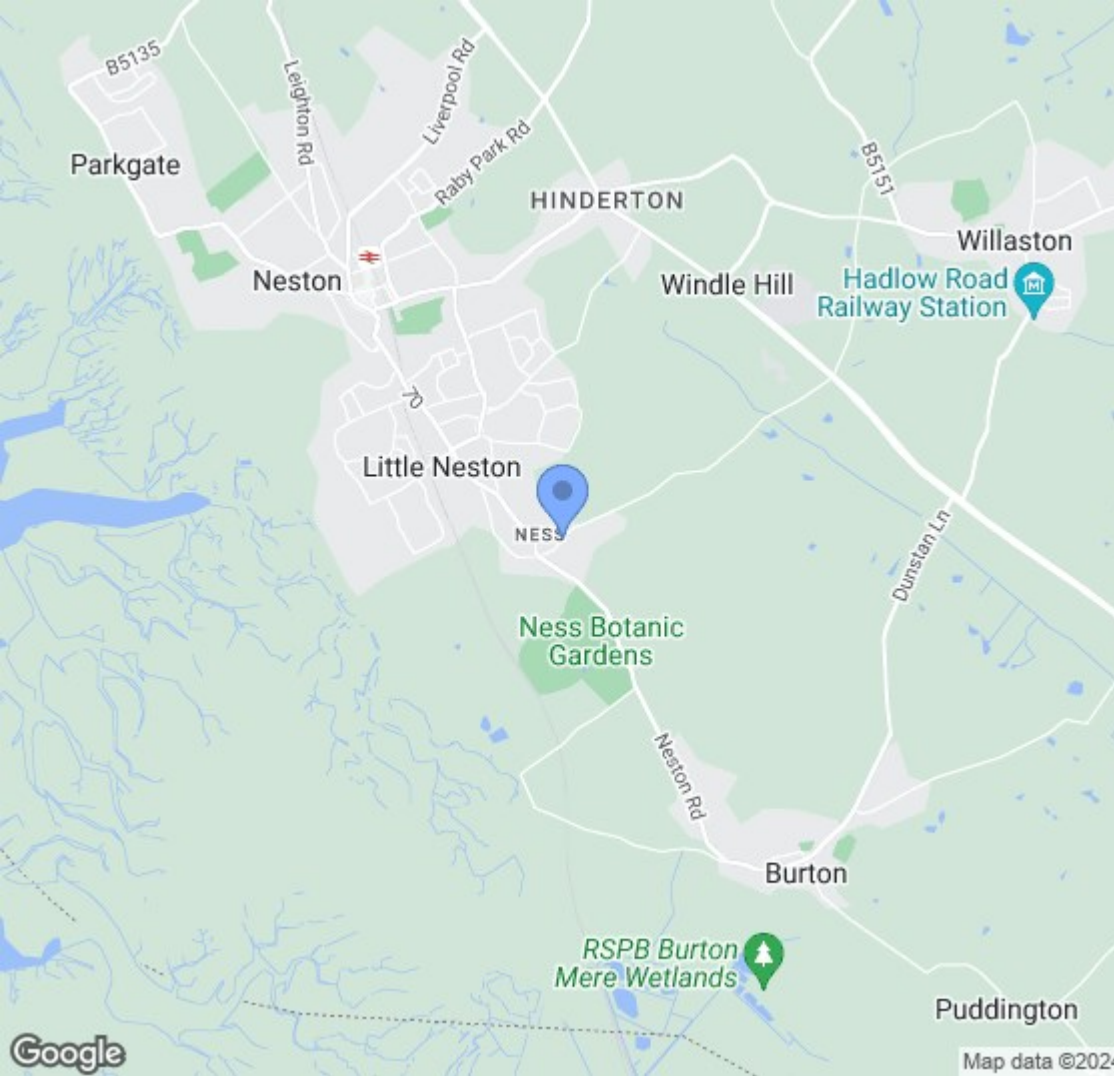


GROUND FLOOR



FIRST FLOOR

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.



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333