




**Constables**  
SALES & LETTINGS

New Heyes , Neston

£265,000





A fantastic, modern three/four bedroom town house that has the advantage of a loft room. The property is located in an incredibly sought-after development, a short distance from Neston town centre.

The spacious accommodation is arranged over three floors and the loft has been boarded, carpeted and Velux style roof lights fitted. The property has recently been redecorated throughout and carpets fitted in the lounge/diner and bedrooms. The accommodation briefly comprises on the ground floor: entrance hallway with storeroom leading through to the garage, study/bedroom 4, utility room and W.C. On the first floor is a spacious lounge-dining room with French Doors opening to a Juliet balcony and a kitchen-breakfast room with doors out to the rear garden. The second floor has three bedrooms; the main bedroom has an en-suite shower room and there is a separate bathroom.

Externally a driveway provides off road parking and leads to the garage. On the ground floor there is a handy outside utility area with storage shed and stairs leading up to the first-floor garden which is enclosed with recently installed fencing and the garden is laid to lawn.

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



# Constables

SALES & LETTINGS

- Modern Three Storey Town House
- Sought After Development close to Town Centre
- Three/Four Bedrooms
- Lounge-Dining Room with Juliet Balcony
- Two Bathrooms
- Utility Room & Cloakroom
- Integral Garage
- Enclosed Garden at First Floor Level
- No Onward Chain
- Council Tax Band: C

## Location

The property is located in a much sought-after development in Neston.

Neston offers an excellent range of amenities for everyday needs including supermarkets, doctor and dentist surgeries, independent retailers, and a number of restaurants, pubs, and cafés. A weekly market is held on a Friday. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out-of-town retail parks to include Cheshire Oaks which is 8 miles distant.

Sporting and social activities are well catered for with The Parkgate Club offering cricket, squash, hockey, bowling and tennis. Other recreational and sporting activities in the area include sailing on the

Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park, and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby in Neston, secondary schools including Wirral, Caldy and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton. The property is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the Northwest. For travel further afield there is a 2-hour intercity rail

service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

## Accommodation

### Entrance Hallway

### Cloakroom

**Bedroom Four/Study**  
9'7" x 6'11" (2.92m x 2.11m)

**Utility Room**  
7'9" x 6'11" (2.36m x 2.11m)

### First Floor Landing

**Lounge**  
17'10" max x 15'10" max (5.44m max x 4.83m max)

**Kitchen/Diner**  
18' x 6'10" (5.49m x 2.08m)

## Second Floor Landing

**Bedroom One**  
12'8" x 11'2" max (3.86m x 3.40m max)

**Bedroom Two**  
11' x 10'5" max (3.35m x 3.18m max)

**Bedroom Three**  
8'3" x 7'1" (2.51m x 2.16m)

### Bathroom

### Loft Room


### Garage

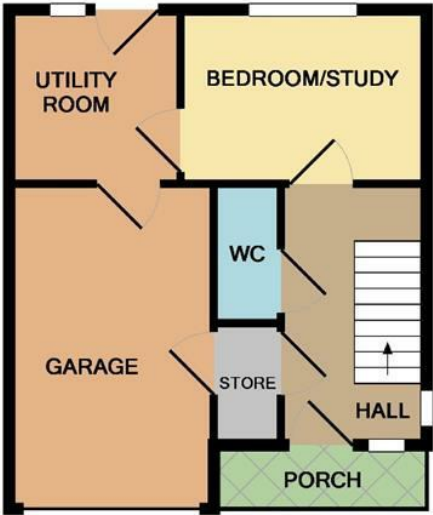




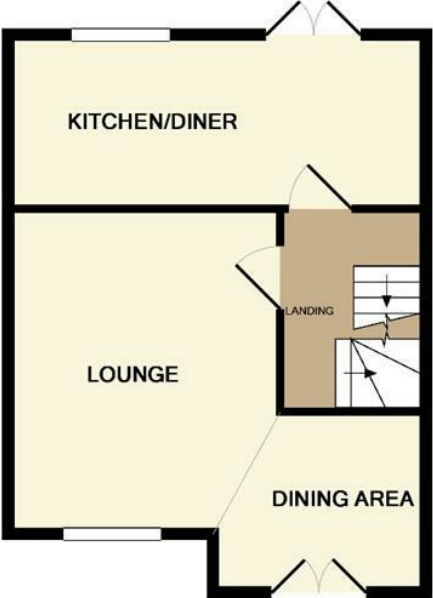


# EPC & Floor Plan

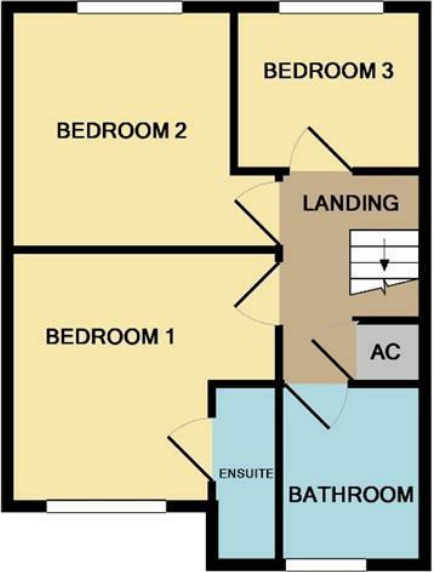
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



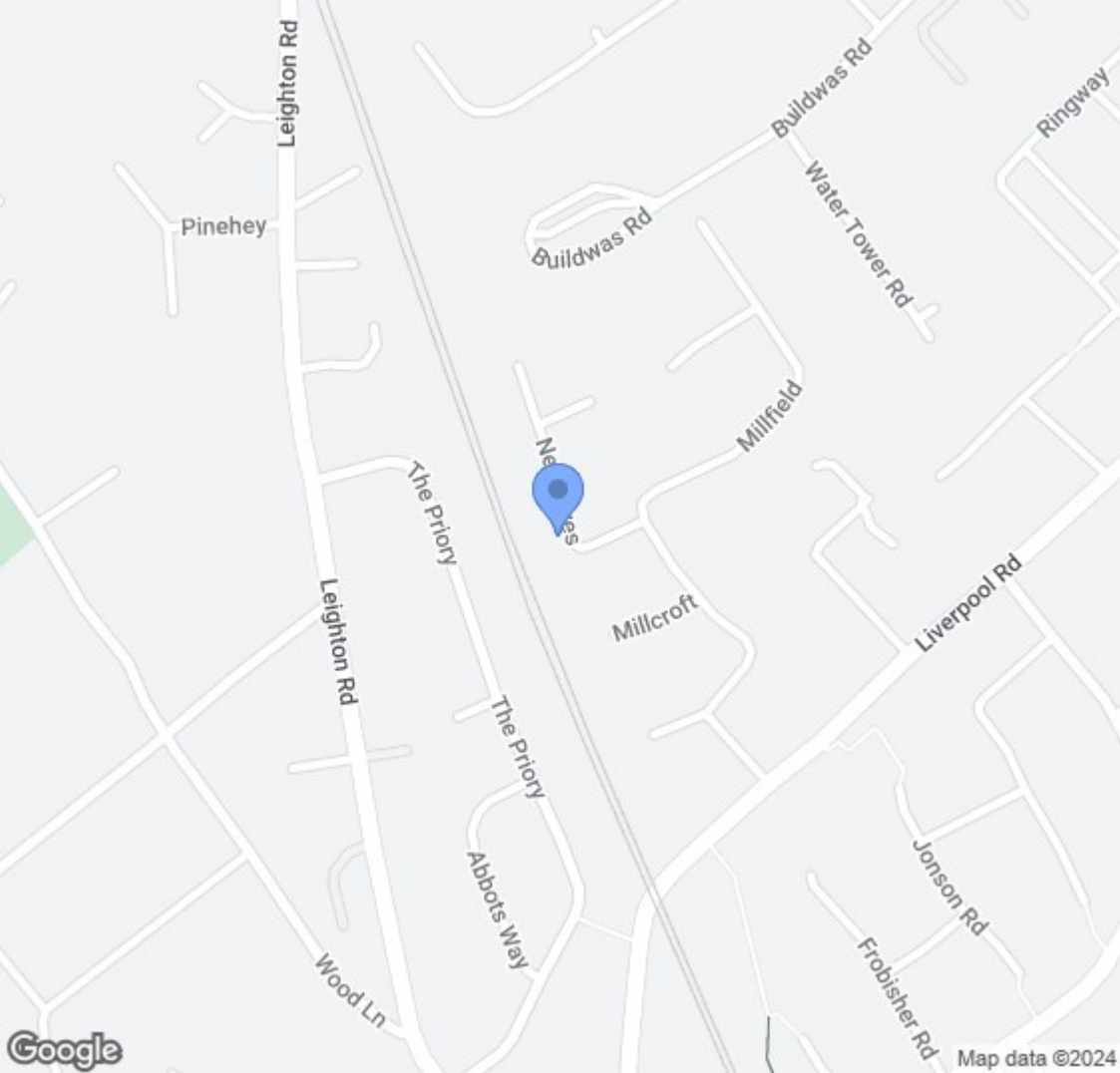
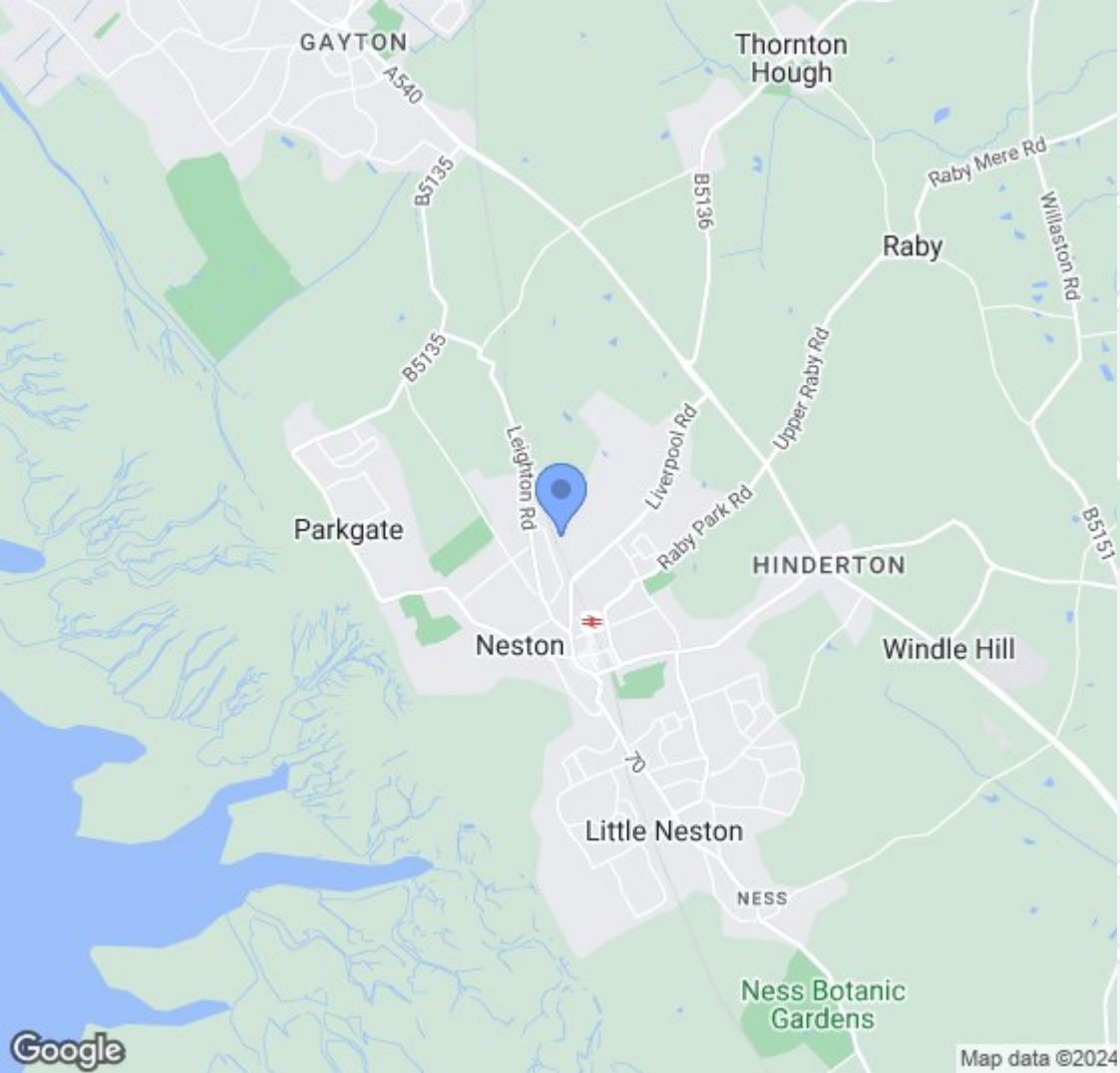
GROUND FLOOR



1ST 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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333