



**Constables**  
SALES & LETTINGS

Smithy Close

Ness, Neston

£245,000





Realistic Offers Considered.

Constables is delighted to offer for sale this traditional semi-detached property situated in a highly sought-after cul-de-sac in the semi-rural village of Ness, Cheshire.

This particular property can be accessed off Mill Lane and has off road parking, and a garage.

The property has been much improved with the opening up of the kitchen and pantry into an open plan kitchen-dining room, a ground floor shower room has been fitted, windows replaced and a new boiler installed.

The accommodation briefly comprises; entrance hallway, lounge with dual aspect windows, kitchen-dining room, shower room and a useful lean to at the side of the property. On the first floor are three good sized bedrooms a bathroom and separate toilet.

Externally at the rear of the property there is an enclosed garden, patio and outhouse, and at the side of the property there is a lawned garden, driveway and garage.





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- Traditional Semi-Detached Property
- Sought After Cul-de-Sac in Ness
- Off Road Parking & Garage
- Three Bedrooms
- Two Bathrooms
- Lounge & Kitchen-Dining Room
- Enclosed Garden
- Outhouse
- Tenure: Freehold
- Council Tax Band: B

## Location

The property is located approximately 10 miles to the north west of Chester in the sought after rural village of Ness close to the Dee estuary.

Ness has a village pub, and Ness botanical gardens and café and there is easy access to Burton Marshes for enjoyable coastal walks.

The town centre of Neston is approximately 1.5 miles from the property, Neston holds a weekly market and has a number of independent retailers, supermarkets, cafes, restaurants and pubs.

There are a number of highly regarded primary and secondary schools in the area.

The A540 is 1 mile from the property which provides access across the Wirral and links with the

national motorway network for commuting to the major commercial centres of the region.

Approximate Distances: Chester: 10 Miles. Liverpool: 12 miles. Manchester: 45 miles. Manchester Airport: 37 miles.

## Entrance Hallway

### Lounge

17' x 10' (5.18m x 3.05m)

### Kitchen-Dining Room

15'6" x 10'10" (4.72m x 3.30m)

### Shower Room

5'11" x 5'10" (1.80m x 1.78m)

### Lean To

### Landing

### Bedroom One

17' x 10' (5.18m x 3.05m)

### Bedroom Two

11' x 9'2" (3.35m x 2.79m)

### Bedroom Three

10' x 9'2" (3.05m x 2.79m)

### Bathroom

6'9" x 5'10" (2.06m x 1.78m)


### Separate W.C.

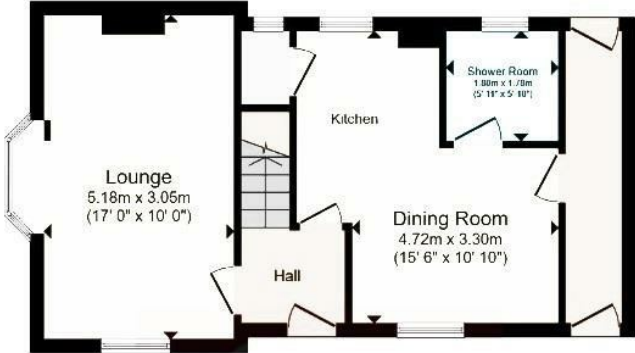




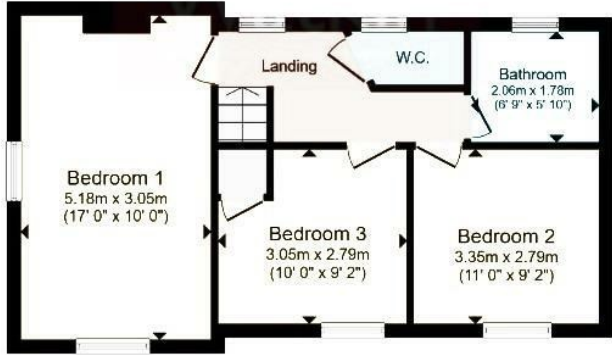


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	



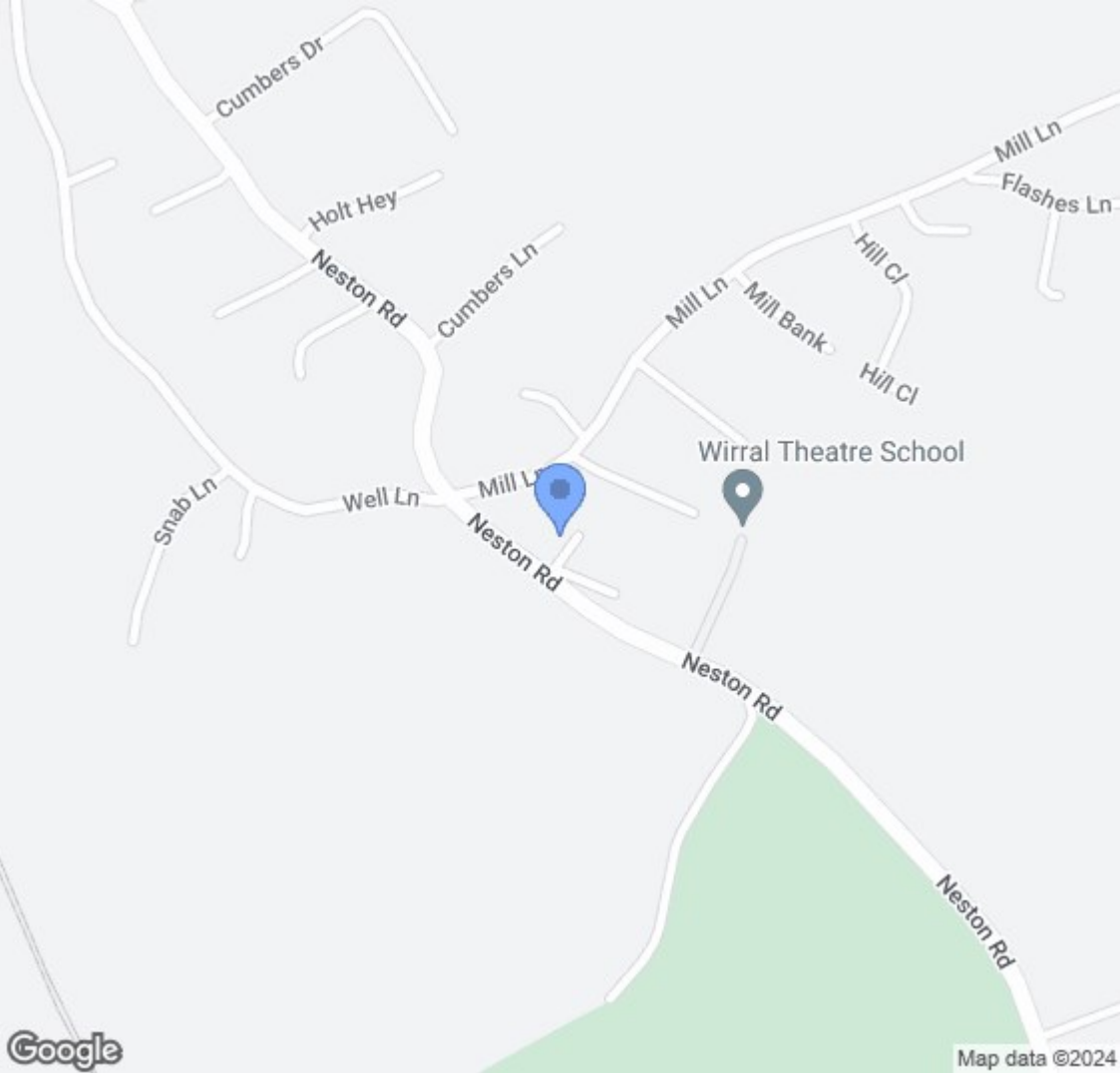
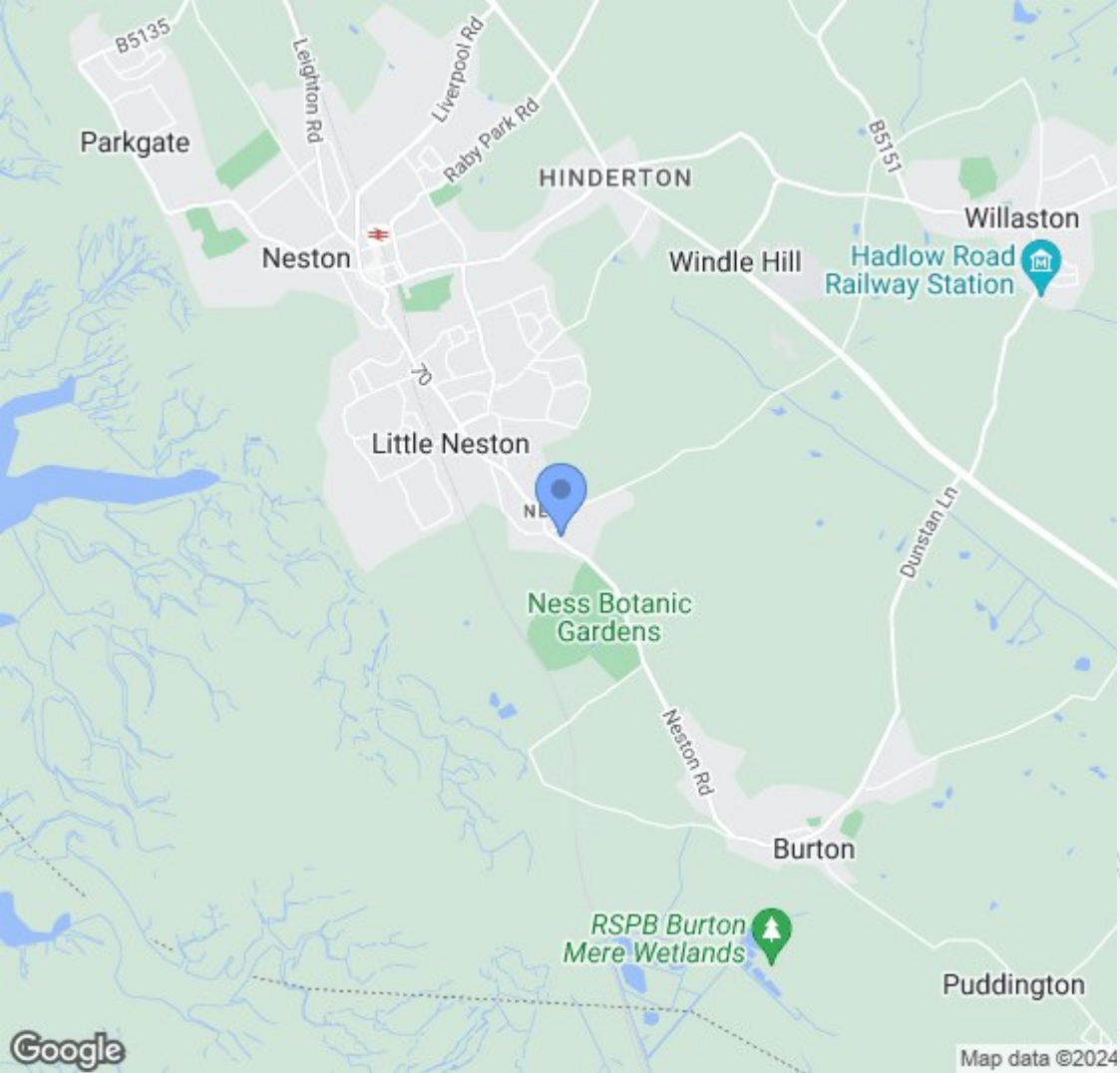
**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





Location Map

# Constables

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