

# DRAFT DETAILS

# Constables

SALES & LETTINGS



4



2



2



C

13 Burton Road Neston CH64

£340,000



- Four Bedroom Semi Detached
- Off Road Parking
- Modern fit and Finish
- Utility Room and Downstairs W/C
- Large Private Garden
- Large Reception Rooms
- Modern Bathroom

Constables are pleased to offer to the market this exceptionally well presented four bedroom semi detached family home on a large plot of Burton road.

This property has been heavily extended and modernised by the current owners to offer four bedrooms, large lounge and diner, utility room and downstairs toilet. The property also boasts a large and private rear garden along with off road parking for several cars.

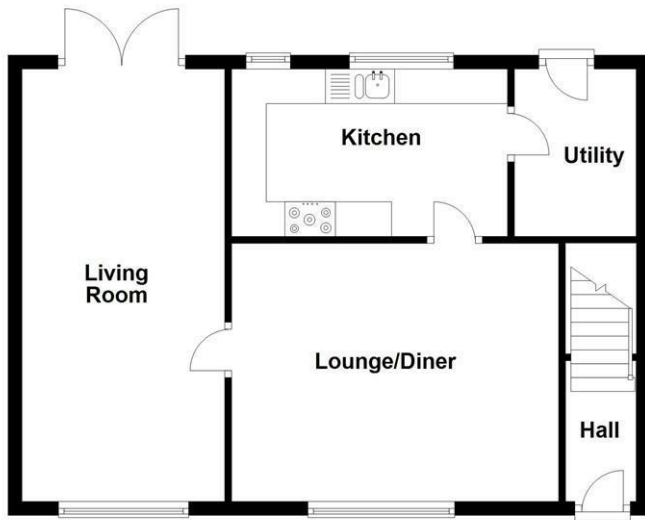
The property briefly comprises; entrance hall, large dining room with window to the front of the property, lounge as part of the side extension with feature fireplace and double doors out onto the garden, well appointed kitchen with low and high level storage integrated appliances and range style cooker, utility room with door out onto the garden and access to the downstairs W/C.

To the first floor there are four good size bedrooms, a large and modern bathroom with shower over bath and a small boiler room that could be converted into a study space.

Externally to the front of the property there is off road parking for several cars and a well established border of sandstone wall and hedgerow. To the rear of the property there is a private rear garden with shed on concrete base, patio pathway and a seating area.

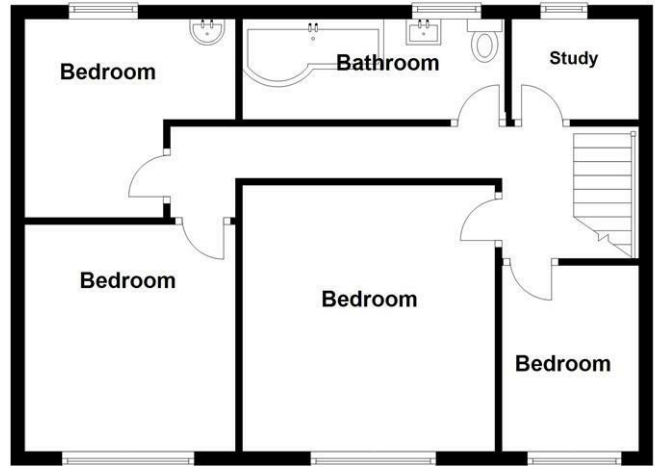
**Ground Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)



**First Floor**

Approx. 0.0 sq. metres (0.0 sq. feet)

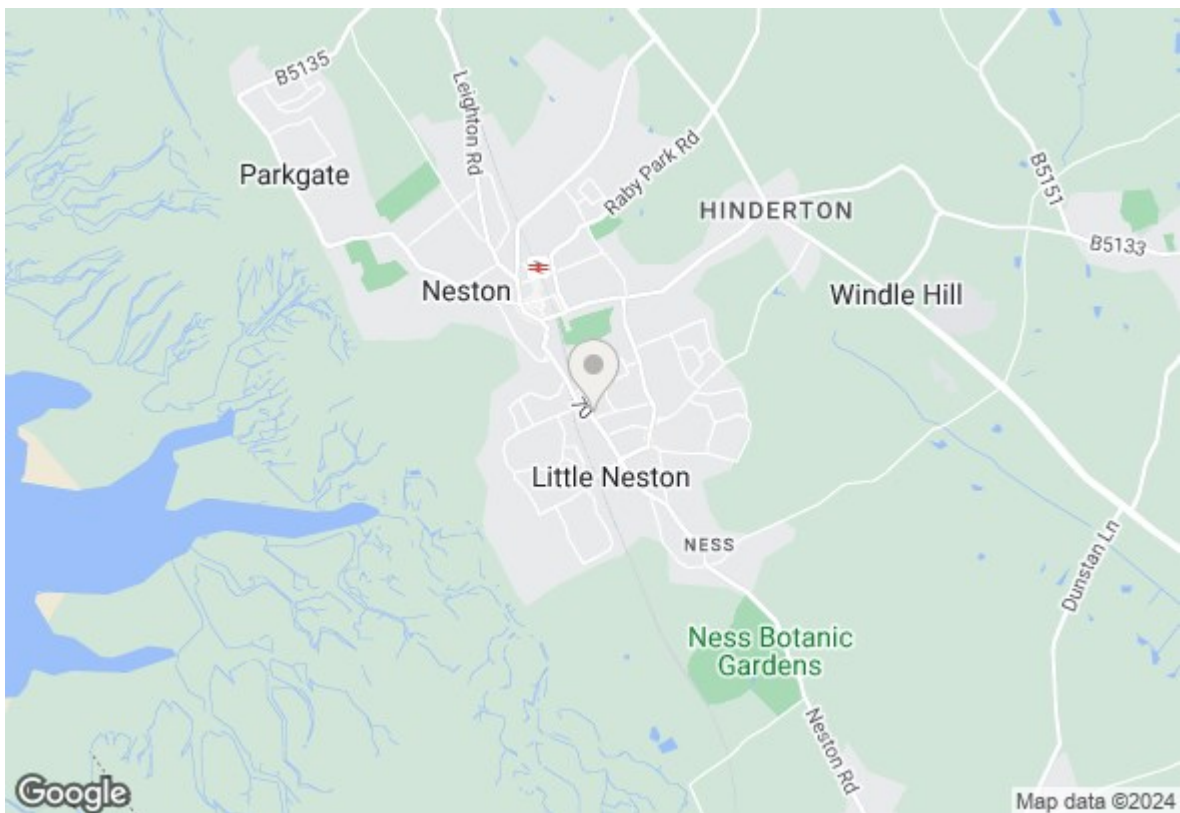


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

**13 Burton Road, Little Neston**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance hall**

**Dining Room**  
12'05 x 15'11

**Lounge**  
9'06 x 20'05

**Kitchen**  
13'00 x 7'10

**Utility Room**  
5'09 x 7'08

**W/C**

**First Floor**

**Master Bedroom**  
13'02 x 12'07

**Second Bedroom**  
8'08 x 7'03

**Boiler Room / Study**  
4'05 x 5'10

**Third Bedroom**  
9'04 x 9'07

**Fourth Bedroom**  
9'07 x 7'06



