

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



4



1



2



**19 Sutton Avenue Neston CH64**

**£315,000**



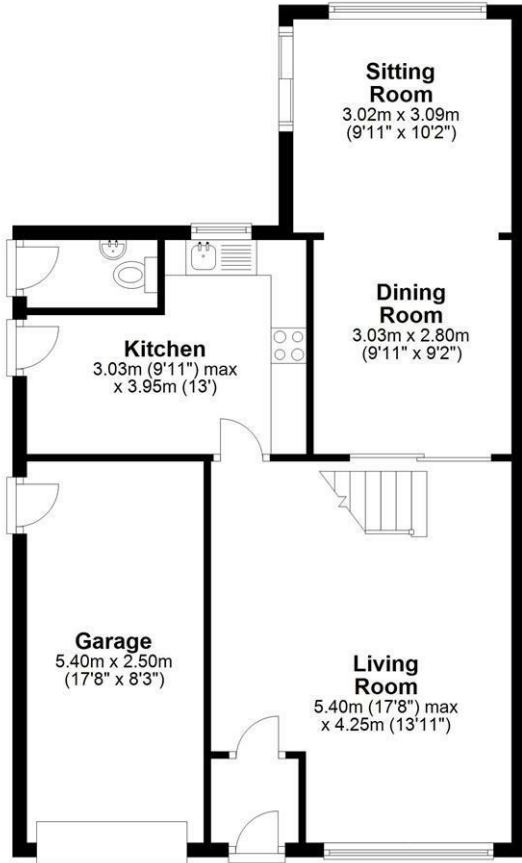
- Detached Property
- Four Bedrooms
- Two Reception Rooms
- Kitchen-Breakfast Room
- Driveway & Off Road Parking
- Good Sized Rear Garden
- Popular Location Close to Amenities
- No Onward Chain
- Council Tax Band: C

A modern detached property located in a popular area of Neston, a short distance from the town centre and within walking distance to shops and transport link on West Vale.

The property has been extended and well-maintained and it offers huge potential for further improvement. The accommodation is spacious and well-planned and comprises; entrance porch, lounge with sliding door into an extended dining room which has a patio door opening to the rear garden and there is a kitchen-breakfast room. On the first floor there are four good sized bedrooms, three of which benefit from built in wardrobes and there is a family bathroom. Externally a driveway provides off road parking and leads to a garage and there is a side access leading to outside integral W.C and Garage. At the rear is a large and private rear garden with lawn and established borders. This spacious home is offered for sale with no onward chain and early viewing is essential.

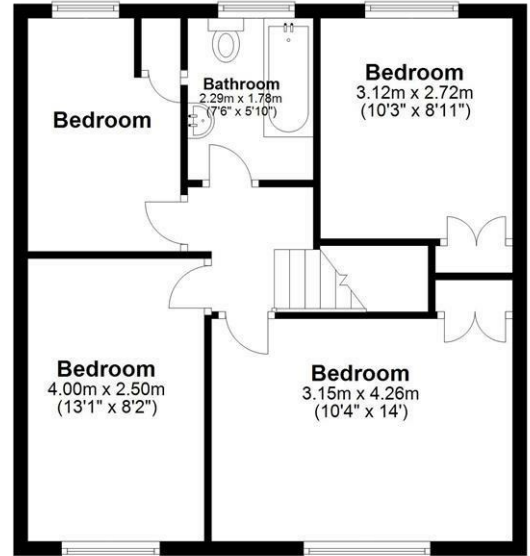
### Ground Floor

Approx. 68.1 sq. metres (732.6 sq. feet)



### First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 118.8 sq. metres (1278.3 sq. feet)

**19 Sutton Avenue, Neston**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		



**Porch**  
4'07 x 4'00

**Lounge**  
13'11 x 18'11

**Dining Room**  
21'01 x 9'01

**Kitchen-Breakfast Room**  
9'11 x 12'07

**Landing**

**Bedroom One**  
10'03 x 13'11

**Bedroom Two**  
12'10 x 8'00

**Bedroom Three**  
10'09 x 7'01

**Bedroom Four**  
10'01 x 9'00

**Bathroom**  
7'05 x 5'09

**Garage**











