



Constables
SALES & LETTINGS

Rockfarm Grove Little Neston, Neston

£249,995

Constables are delighted to offer to the market this exceptional two / three bedroom semi detached property on a large corner plot of Rockfarm Grove. The property was originally built as a 3 bedroom semi detached house, however, the previous owner has converted bedrooms two and three to create a very spacious master bedroom, buyers could readily convert back to three bedrooms if required.

The property briefly comprises, entrance hall, lounge with feature gas fireplace, open plan kitchen / diner with doorway through into the conservatory. To the first floor there is a large master bedroom created from the second bedroom and third bedroom, a large second bedroom and a family bathroom with double base shower.

Externally to the front of the property is a large garden laid to lawn with stone pathway leading to the front door, a spacious side garden with mature borders and an enclosed rear garden with patio seating area and access to the detached garage.

The village of Little Neston offers local shops, Post Office whilst the market town at Neston offers more comprehensive shopping facilities. Primary schools are situated close by and there is an excellent range of sporting and recreational facilities in the area.





Constables

SALES & LETTINGS

- Two / Three Bedroom Semi Detached
- Prime Location for Woodfall School
- Well Presented Throughout
- Corner Plot with Side Garden
- Conservatory onto Garden
- Garage and Off Road Parking

Entrance Hall

Lounge

15'05 x 10'09 (4.70m x 3.28m)

Kitchen / Diner

8'09 x 14'01 (2.67m x 4.29m)

Conservatory

14'11 x 6'07 (4.55m x 2.01m)

First Floor

Master Bedroom

12'05 x 14'01 (3.78m x 4.29m)

Second Bedroom

11'11 x 7'10 (3.63m x 2.39m)


Bathroom

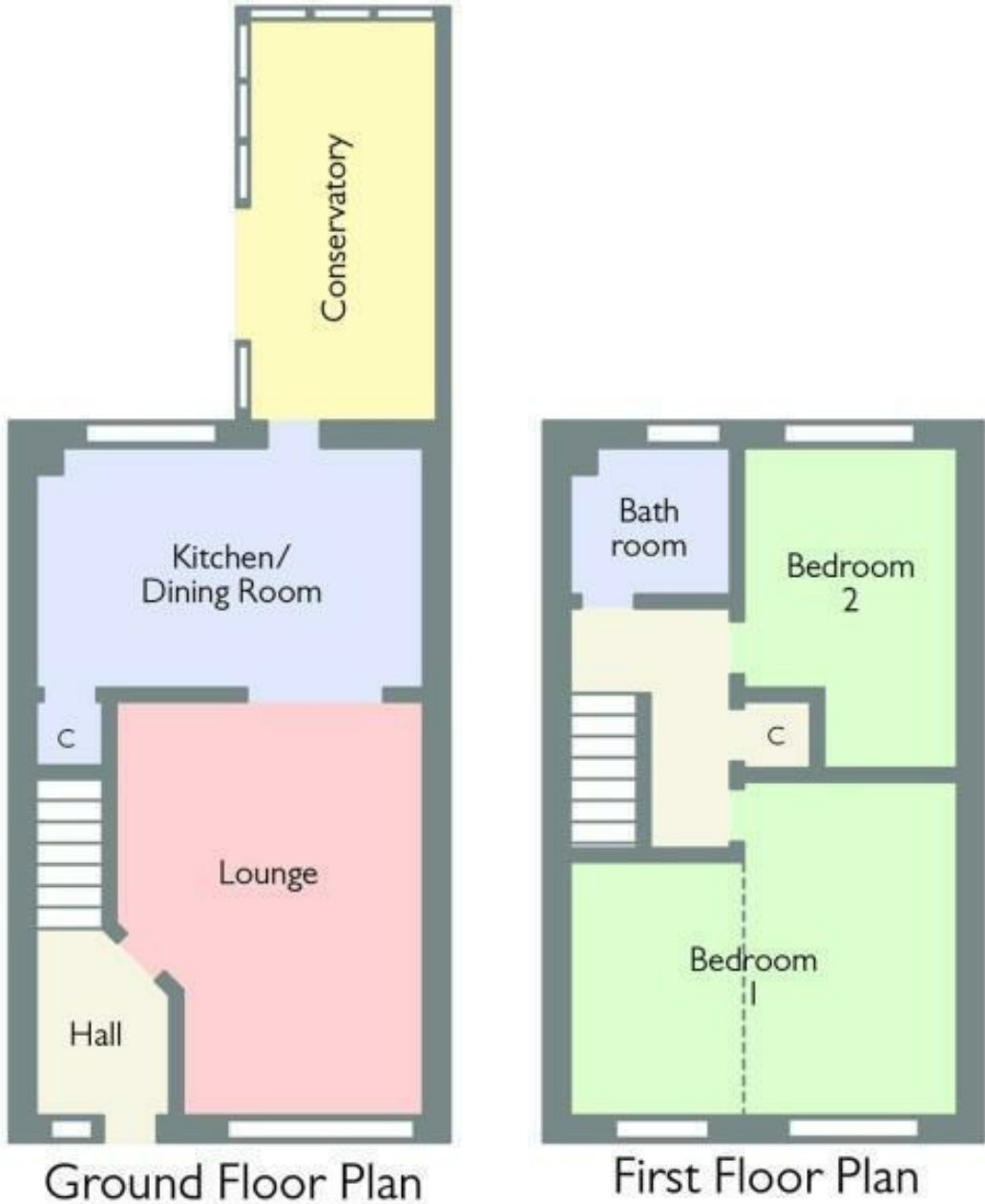
5'05 x 5'09 (1.65m x 1.75m)



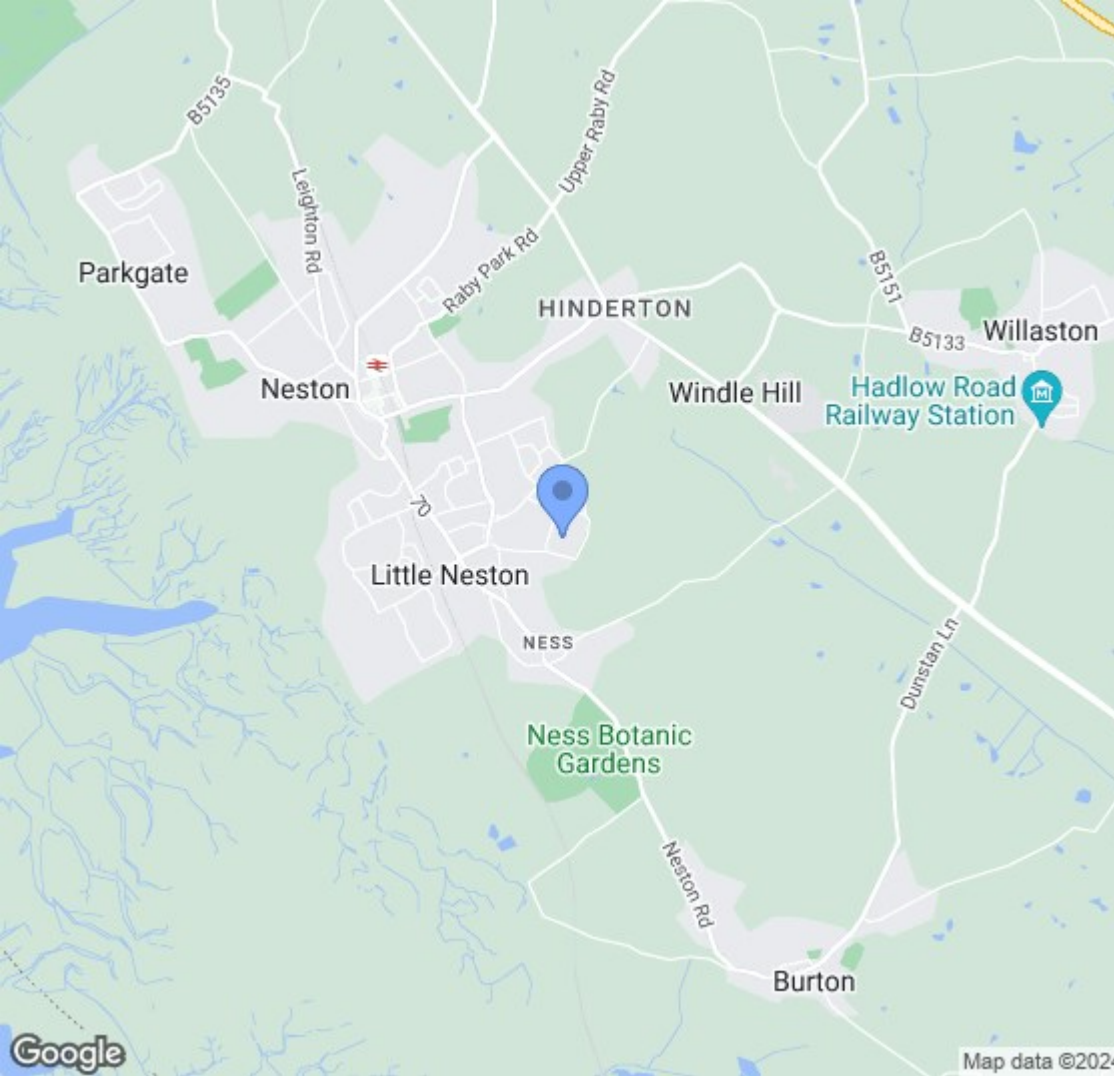


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Schematic Diagram only - Not to scale



Location Map

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