



**Constables**  
SALES & LETTINGS

Derwent Way

Little Neston, Neston

£200,000

A semi-detached bungalow located in a popular residential area. The property requires modernisation but offers huge potential. The accommodation comprises, entrance hallway, lounge, kitchen-dining room, two bedrooms and a bathroom. Externally there is a driveway, and garage and at the rear there is a garden with lawn and patio. The property is offered for sale with no onward chain and early viewing is recommended.





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- Semi-Detached Bungalow
- Popular Location
- No Onward Chain
- Two Bedrooms
- Garage & Off Road Parking
- Council Tax Band: C
- Lounge & Kitchen-Dining Room
- Rear Garden

## Location

The property is a short distance from Neston town centre. Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre. The coastal village of Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are

football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree. The A540 is approximately 1.5 miles away and this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester. Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

## Hallway

## Lounge

## Kitchen-Diner

## Bedroom One


## Bedroom Two

## Bathroom



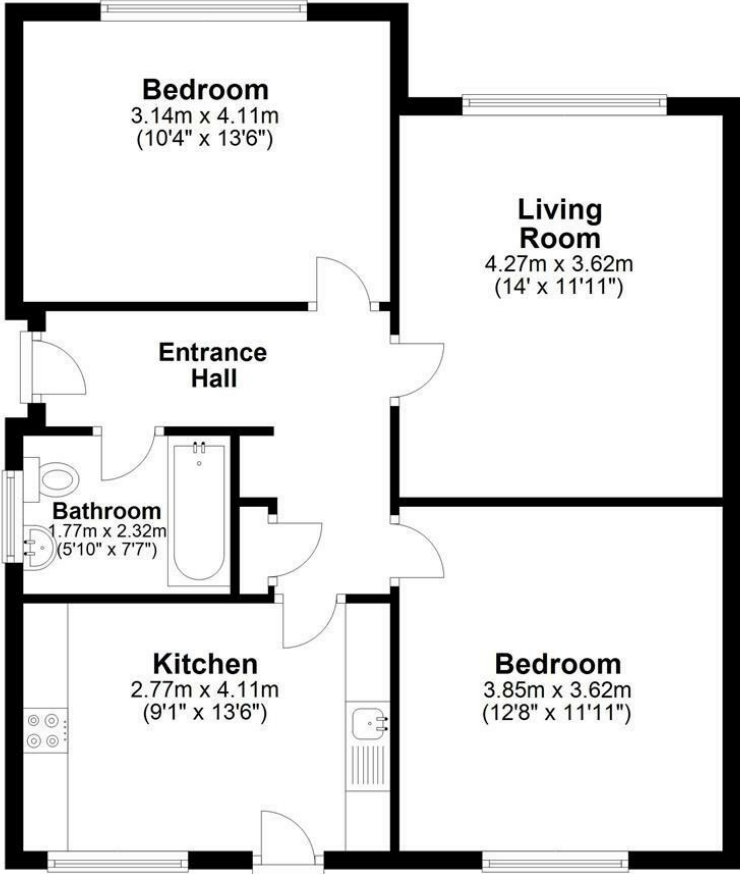


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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	

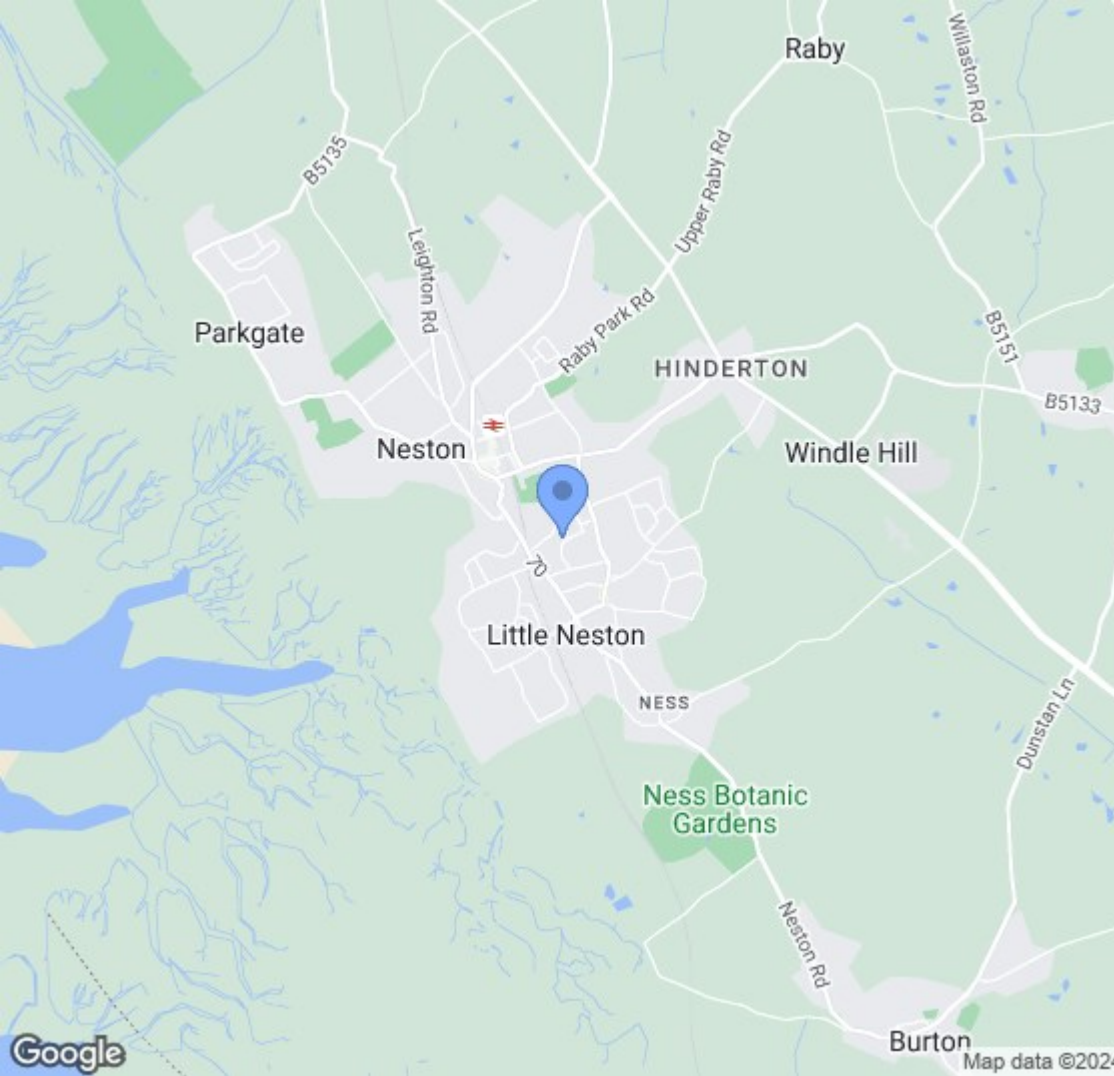
## Ground Floor

Approx. 68.3 sq. metres (734.9 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 sq. feet)

**23 Derwent Way, Neston**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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