



Constables
SALES & LETTINGS

The Quillet

, Neston

£285,000

Constables are delighted to offer to the market this fantastic three bedroom semi detached family home on a popular road of Neston. This property sits on a large plot and would be ideal for first time buyers with the electrics and heating system already being upgraded and a great size rear garden.

The property briefly comprises; entrance hall, living room with bay fronted window, dining room with sliding patio doors out onto the garden, modern fit kitchen with wide range of low and high level storage cupboards high level and electric induction hob with overhead extractor, there is also a handy under stairs pantry space with shelving and a window.

To the first floor there are three bedrooms and a modern family bathroom with dual windows and a double base shower. Externally to the front of the property there is off road parking for a couple of vehicles along with access to the single detached garage which boasts uPVC windows and side door, electrics and an electric door. To the rear of the property there is a good size patio seating area and a large section of lawned garden with mature borders.

This property needs to be seen to be fully appreciated.





Constables
SALES & LETTINGS

- Three Bedroom Semi Detached
- Rewired and New Central Heating System
- Double Glazed Throughout
- New Kitchen and Bathroom
- Detached Single Garage with Power
- Large Garden with Mature Borders

Entrance Hall

Living Room

13'7 x 10'5 (4.14m x 3.18m)

Dining Room

11'1 x 10'5 (3.38m x 3.18m)

Kitchen

11'1 x 8'7 (3.38m x 2.62m)

First Floor

Master Bedroom

13'7 x 11'5 (4.14m x 3.48m)

Second Bedroom

11'1 x 10'5 (3.38m x 3.18m)

Third Bedroom

9'9 x 7'7 (2.97m x 2.31m)


Bathroom

7'10 x 8'7 (2.39m x 2.62m)

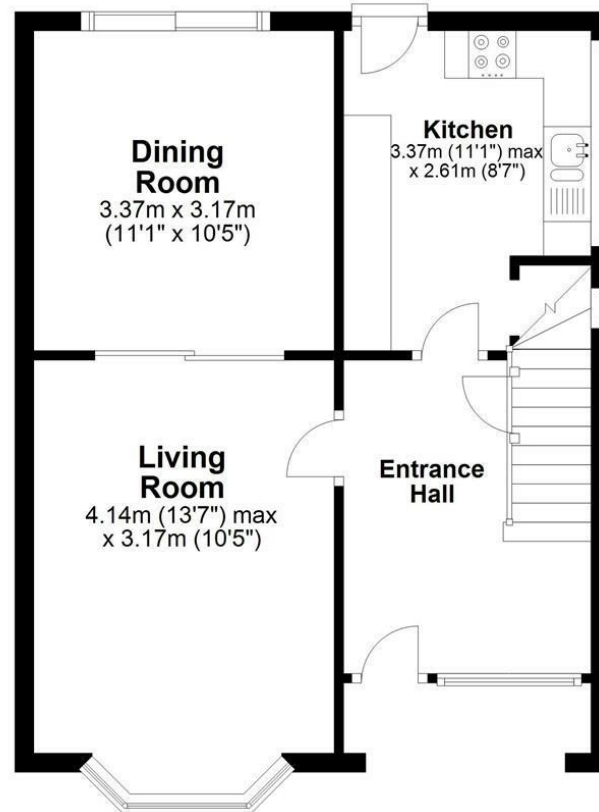




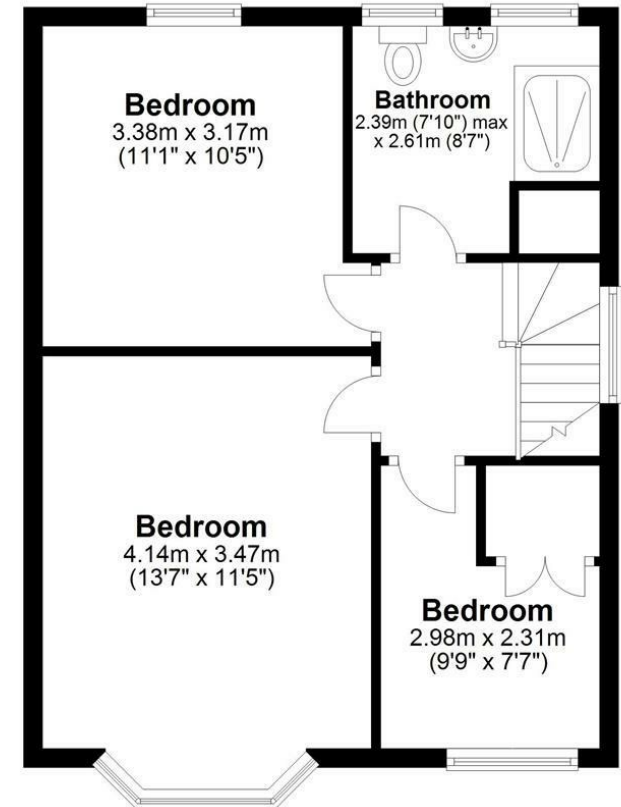
EPC & Floor Plan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			70 → 82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

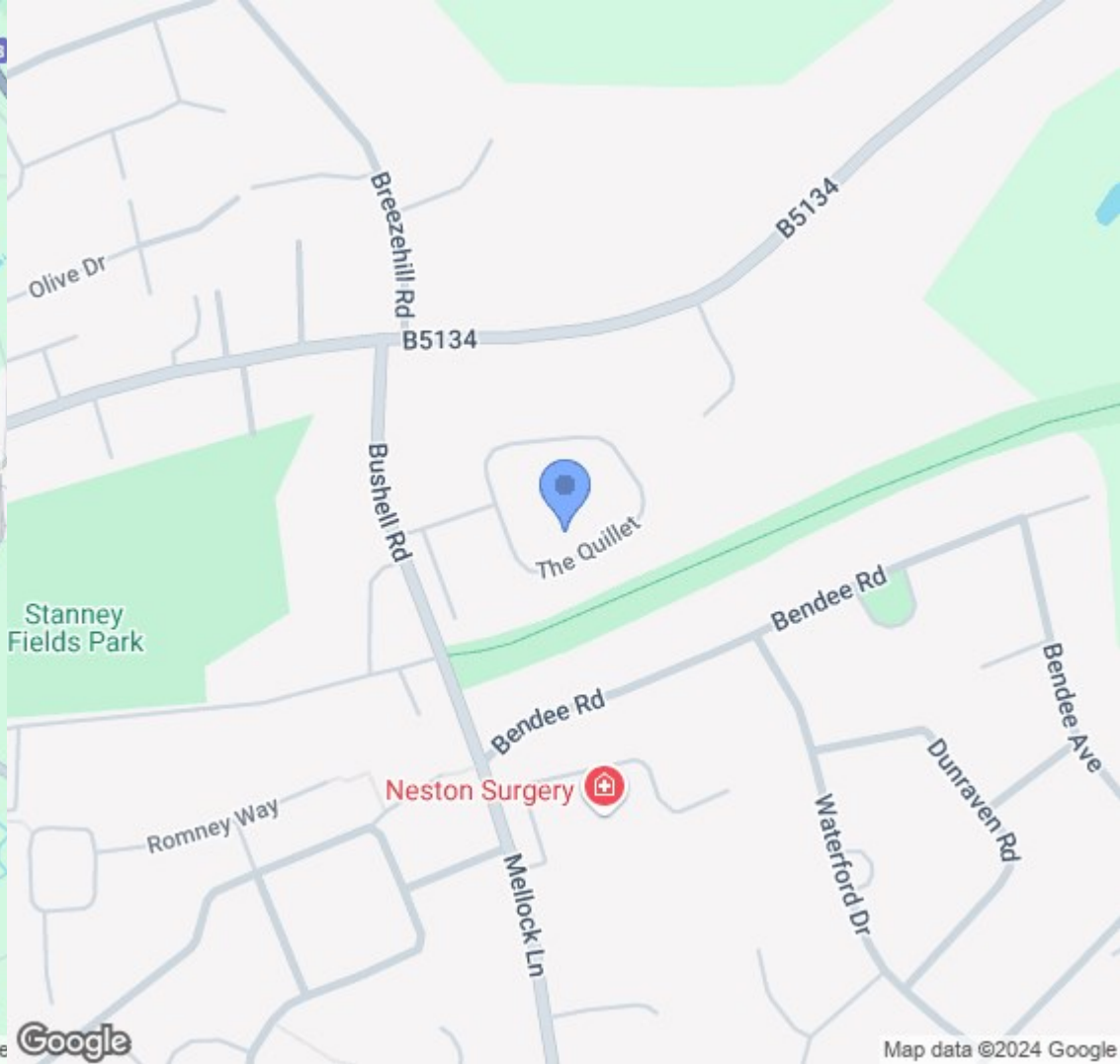
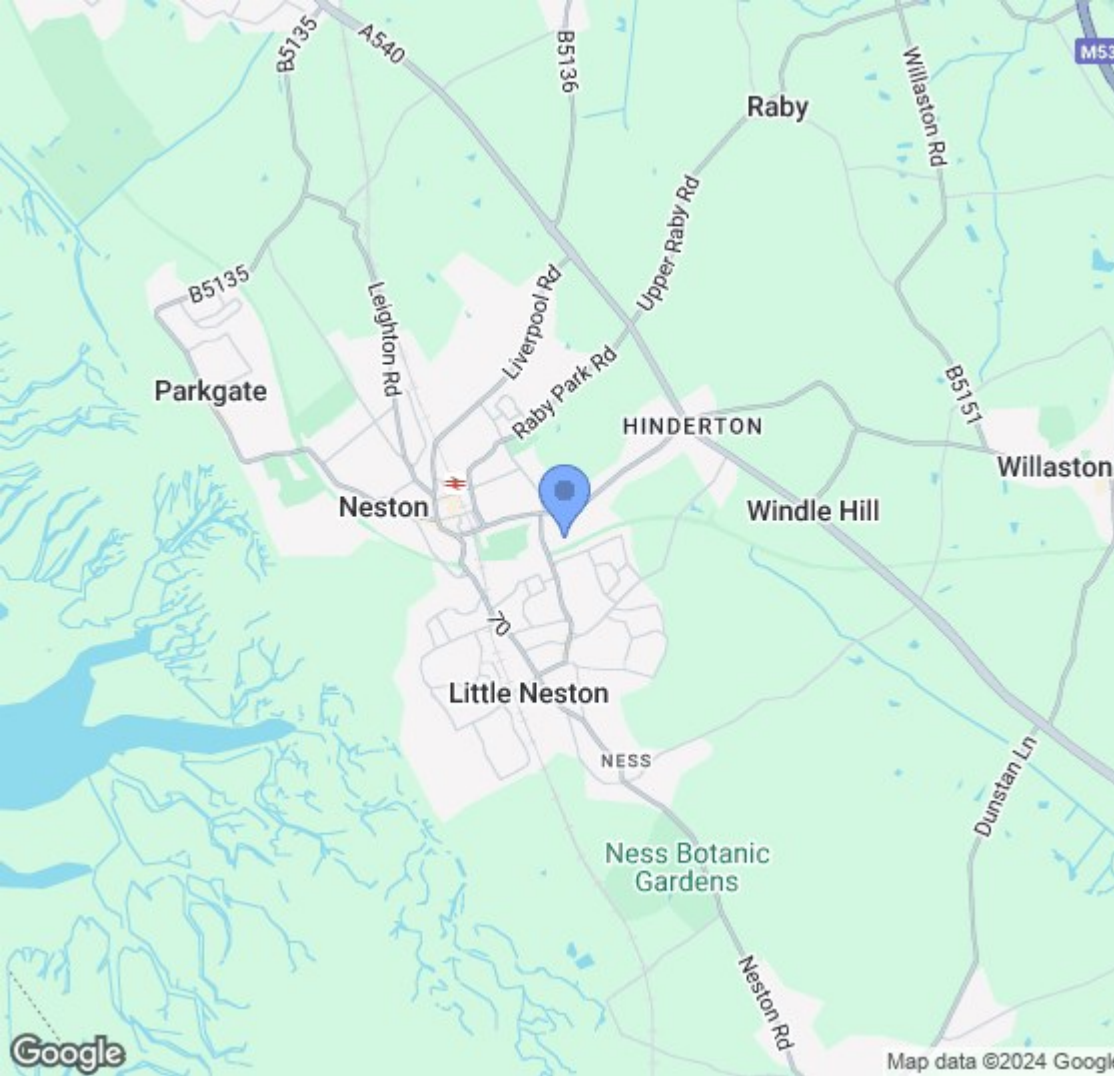
Ground Floor
Approx. 45.0 sq. metres (484.4 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.7 sq. feet)



Total area: approx. 90.0 sq. metres (969.1 sq. feet)
30 The Quillet, Neston



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333