




**Constables**  
SALES & LETTINGS

Neston Road

Ness, Neston

£450,000

A photograph of a white front door with decorative glass panels and a side window with a radiator and wall decorations. The door features two vertical glass panels with decorative patterns and a side window with a decorative frame. The door is set in a white frame. To the right of the door is a white radiator and a wall-mounted clock. Above the radiator is a framed picture of a street scene. The wall is a light beige color. The floor is carpeted.

Constables are delighted to offer to the market this exceptionally well presented and tucked away four bedroom semi detached family home in the heart of Ness. Situated on the popular Mealors Courtyard the property forms part of an exclusive development of just seven houses constructed around a central block paved courtyard.

This property briefly comprises; entrance hall, lounge with bay fronted window and gas fire with feature surround, cloaks room with W/C off the hallway and large open plan kitchen / diner with double doors onto the garden, a handy utility room is behind the kitchen with sink and low and high level storage units along with a door out onto the side of the property.

To the first floor there are four bedrooms the master of which enjoys an en-suite shower room . A family bathroom is located off the landing and features a four piece suite.

Externally to the front of the property there is off road parking for two cars and a large and private garden to the rear of the property with patio seating area and shed.



**Constables**  
SALES & LETTINGS

- Four Bedroom Semi Detached Home
- Excellent Ness Location
- Off Road Parking for Two Cars
- Quiet and Private Location
- Open Plan Kitchen / Diner
- Incredibly Well Presented Throughout

**Entrance Porch**

9'0 x 8'0 (2.74m x 2.44m)

**Living Room**

17'7 x 15'8 (5.36m x 4.78m)

**Cloaks / Storage**

**W/C**

**Kitchen / Dining Room**

19'2 x 11'10 (5.84m x 3.61m)

**Utility Room**

11'8 x 5'3 (3.56m x 1.60m)

**First Floor**

**Master Bedroom**

19'00 x 12'6 (5.79m x 3.81m)

**En-Suite**

**Second Bedroom**

11'10 x 9'0 (3.61m x 2.74m)

**Third Bedroom**


11'3 x 9'9 (3.43m x 2.97m)

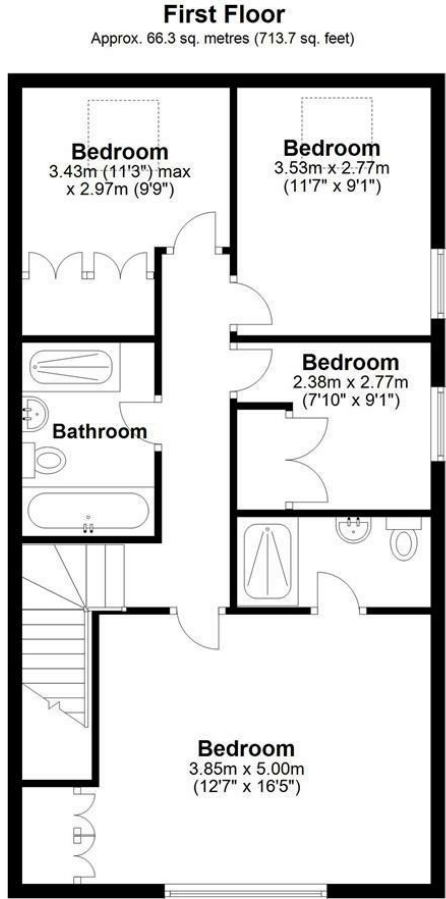
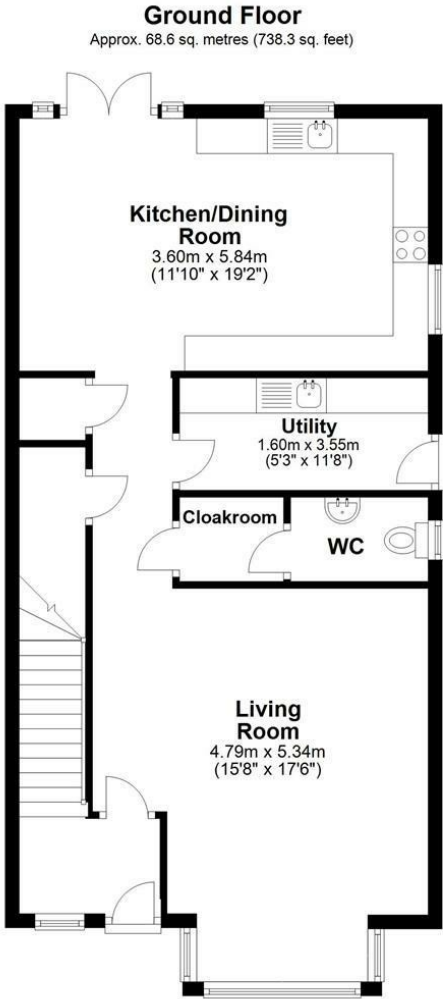
**Fourth Bedroom**



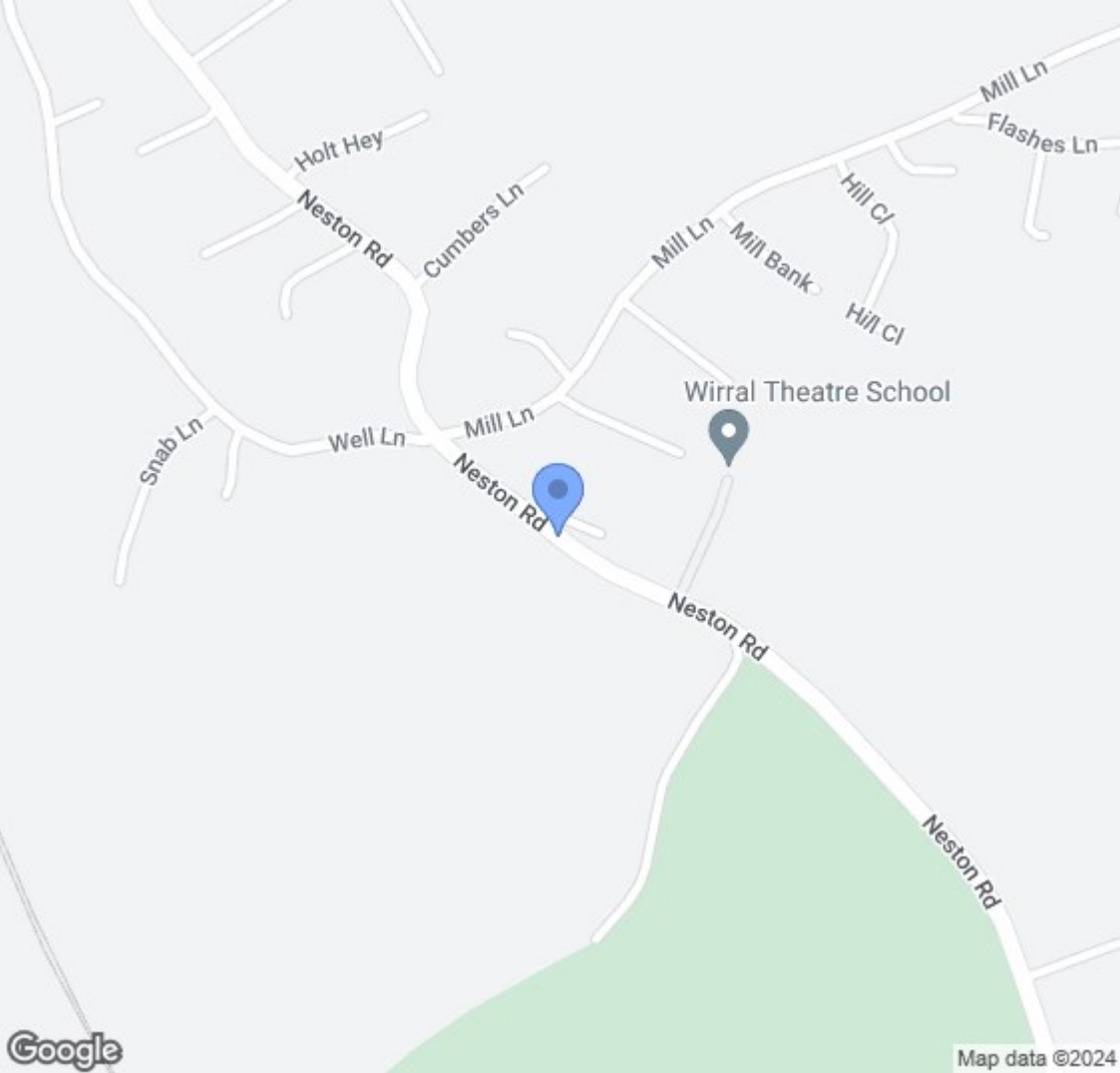
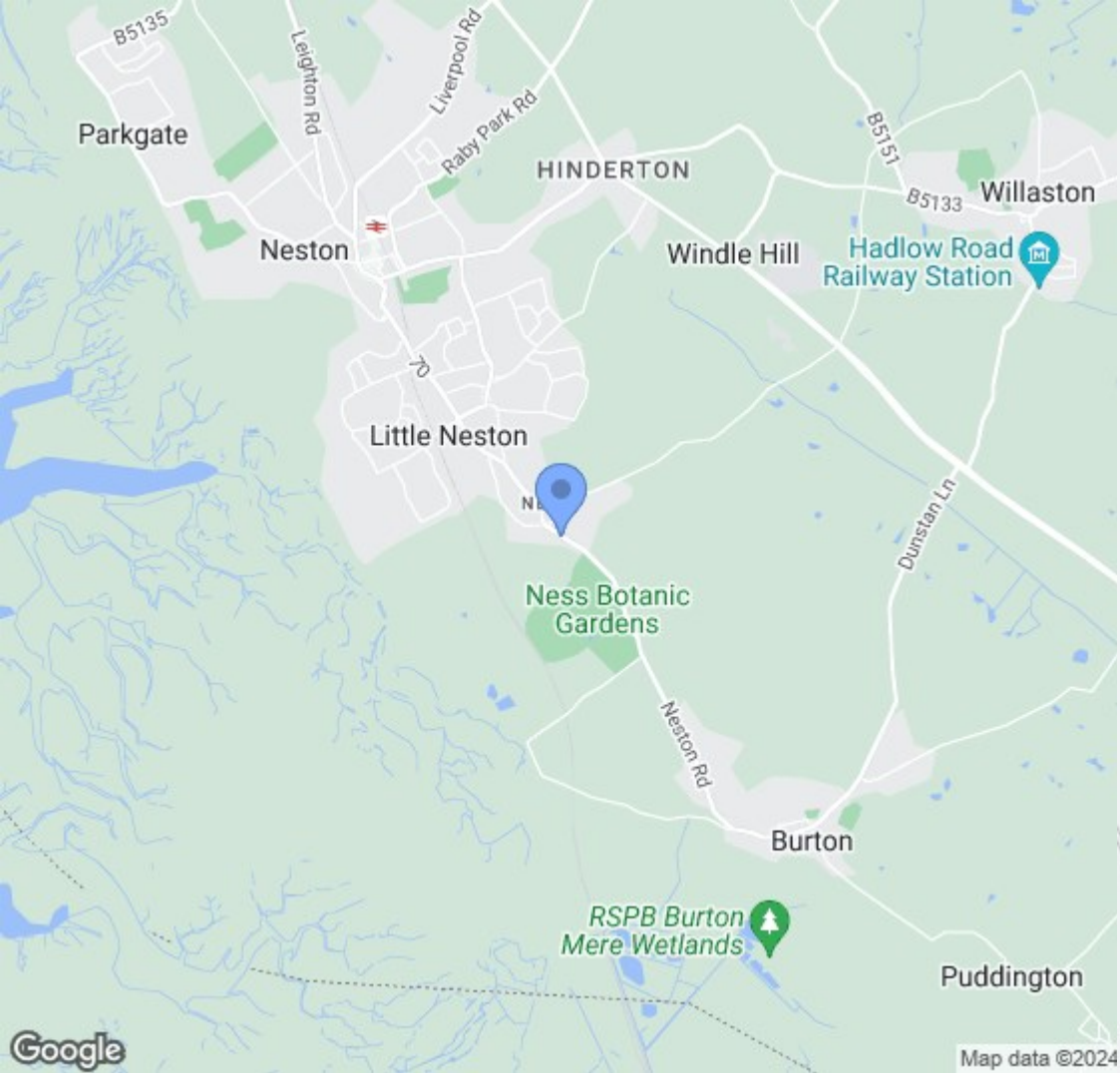


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 134.9 sq. metres (1451.9 sq. feet)  
**Constables, 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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333