

DRAFT DETAILS

Constables

SALES & LETTINGS



3



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2



C

6 Raeburn Avenue Neston

£220,000 Offers Over



- Detached Family Home
- Large Plot with Off Road Parking
- Three Bedrooms
- Close to Local Shops and Amenities
- Lots of Potential
- Three Bedroom Three Bedroom
- Downstairs W.C.
- Modern Combi Boiler

Constables are delighted to offer to the market this exciting opportunity to purchase a three bedroom detached property on Raeburn Avenue. This property offers a great deal of scope to modernize and extend and already benefits from, a new combi-boiler, double glazing throughout, off road parking for several cars and a large rear garden.

The property briefly comprises, entrance hall with access to the ground floor W/C, Spacious lounge with sliding patio doors out onto the garden and feature gas fire, dining room backing onto the kitchen, galley style kitchen with windows to the front of the property and side uPVC door.

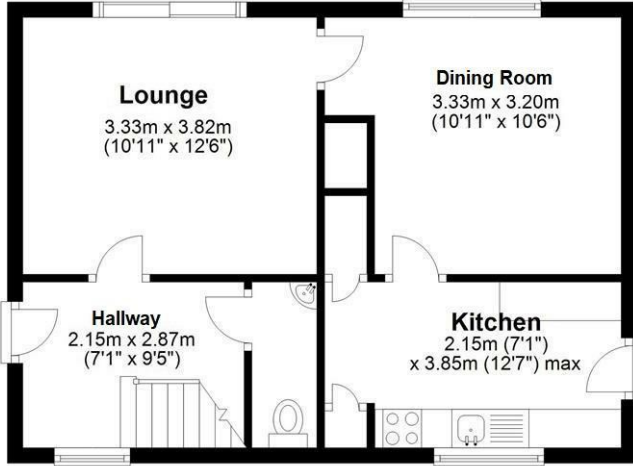
To the first floor there are three bedrooms and a family bathroom with white three piece suite with a shower over the corner style bath.

Externally to the front of the property there is off road parking for several vehicles on a tarmac driveway with conifer hedgerow, the property has side access to both sides. To the rear of the property there is a large back garden with brick built outbuilding and mature borders.

This property really needs to be viewed to appreciate what is on offer.

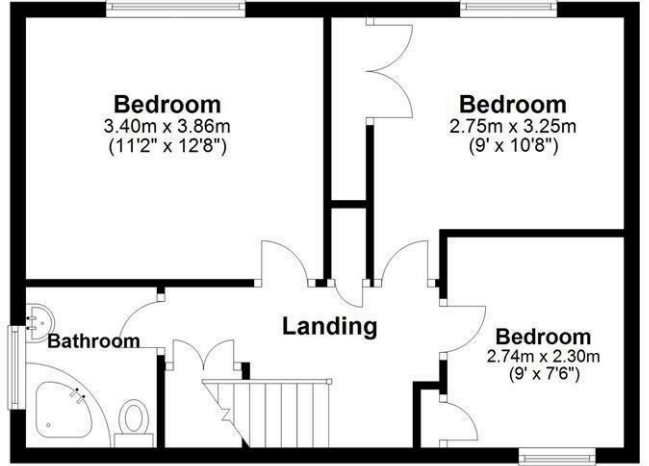
Ground Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



First Floor

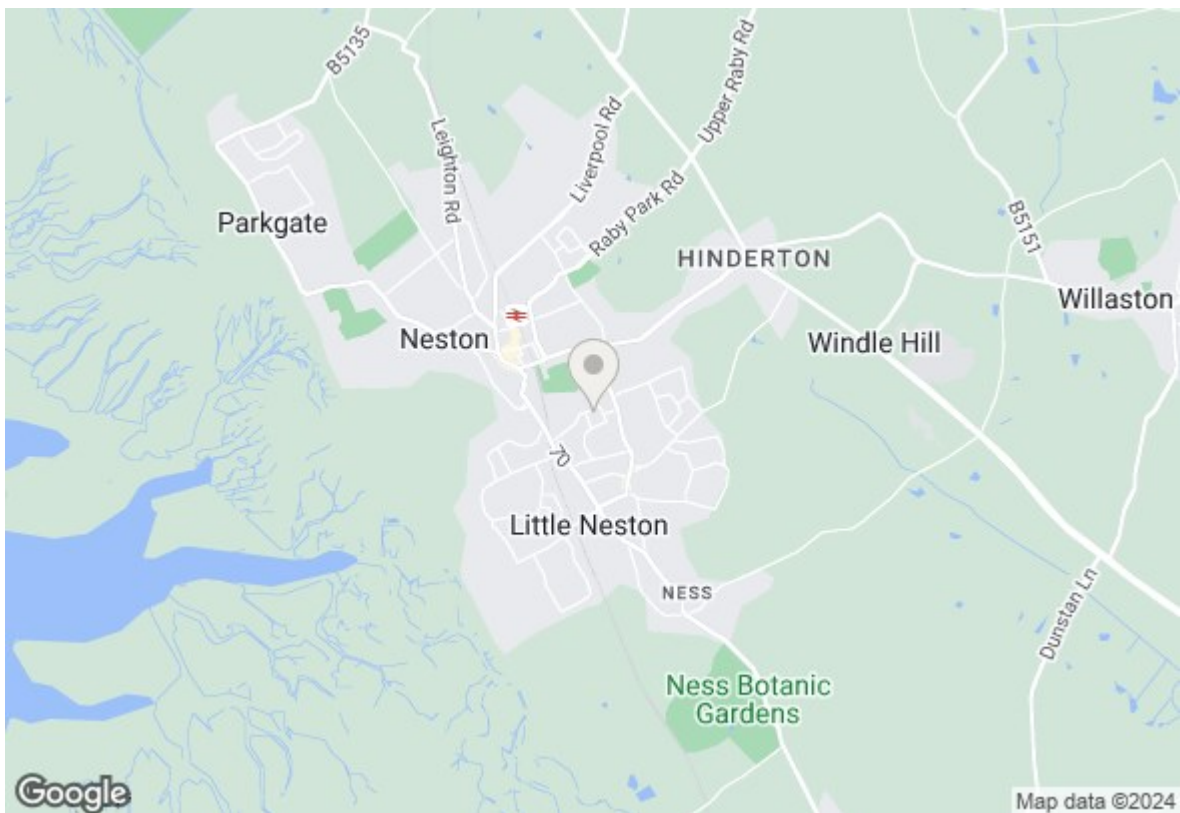
Approx. 43.4 sq. metres (466.6 sq. feet)



Total area: approx. 86.7 sq. metres (933.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

Lounge
10'11 x 12'6

Dining Room
10'11 x 10'6

Kitchen
7'1 x 12'7

W/C

First Floor

Master Bedroom
11'2 x 12'8

Second Bedroom
9 x 10'8

Third Bedroom
9 x 7'6

Bathroom





