

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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**7 Coniston Road Neston CH64**

**£270,000**



- Two Bedroom Semi Detached Bungalow
- Large Plot with Two Gardens
- Off Road Parking and Garage
- Modern Kitchen / Bathroom
- Double Glazed
- Gas Central Heating

Constables are delighted to offer to the market this stunning two-bedroom bungalow on Coniston Road of Little Neston. This property has undergone a scheme of modernisation and improvements by the current owner and boasts off-street parking and a garage along with stunning wrap around gardens.

The property briefly comprises; Entrance hall, lounge with dual aspect windows and feature fireplace (currently utilised as master bedroom), modern fitted kitchen with low and high level storage, integrated appliances and double inset sink, dining room with dual aspect windows and double doors out onto the rear patio. Two double bedrooms are located towards the rear of the bungalow (second bedroom currently utilised as lounge).

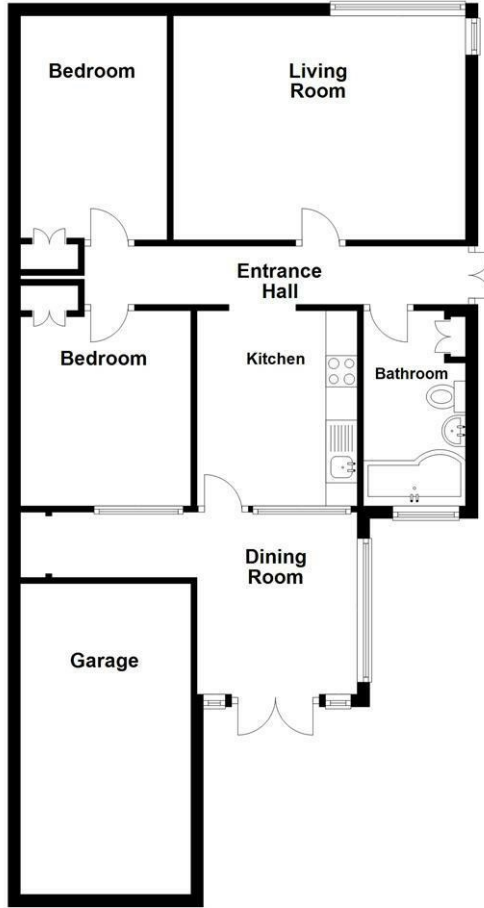
The main bathroom has also been modernised and incorporates a white three piece suite with shower over the bath and frosted window to the rear of the property.

Externally to the rear of the property there is a fully landscaped garden with large patio area, raised borders and plenty of seating to the front of the property is another large garden laid to lawn. The property also benefits from a single detached garage with electric door.

This property needs to be seen to appreciate what is on offer.

**Ground Floor**

Approx. -61.6 sq. metres (-682.7 sq. feet)



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hall**

**Living Room**  
15'4 x 11'9

**Kitchen**  
12'3 x 7'4

**Dining Room**  
9'1 x 8'3

**Bedroom**  
12'4 x 10'1

**Bedroom**  
11'9 x 7'8

















