



**Constables**  
SALES & LETTINGS

Drake Road , Neston

£160,000





Offering to the market this fantastic three bedroom mid terrace property that would be ideal for either First time buyers, investors or downsizers. This property is double glazed throughout and benefits from a gas central heating system with combi-boiler along with spacious rooms and a large rear garden with mature borders and a shed.

This property briefly comprises, entrance hall, lounge with windows to the front of the property and feature fireplace, spacious kitchen with range of low and high level storage and integrated appliances along with a door out onto the rear garden, the dining room is off the kitchen and features a sliding door out onto the garden.

To the first floor there are three large bedrooms and a bathroom with sperate W/C.

Externally to the front of the property there is a garden laid to lawn and shared alleyway access to the rear of the property. At the rear of the property there is a large garden with mature borders, paved path and shed on hard standing base.

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





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- Three Bedroom Mid Terrace
- Gas Central Heating
- No Onward Chain
- Large Rear Garden
- Potential For Modernisation
- Double Glazed Throughout
- Close to Local Amenities

## Entrance Hall

## Kitchen

13'11 x 8'7 (4.24m x 2.62m)

## Dining Room

11'4 x 9'11 (3.45m x 3.02m)

## Living Room

10'6 x 12'7 (3.20m x 3.84m)

## First Floor

## Master Bedroom

12'7 x 12'7 (3.84m x 3.84m)

## Second Bedroom

12'10 x 9'4 (3.91m x 2.84m)

## Third Bedroom

10'11 x 10'8 (3.33m x 3.25m)

## Shower Room

11 x 4'5 (3.35m x 1.35m)


## W/C





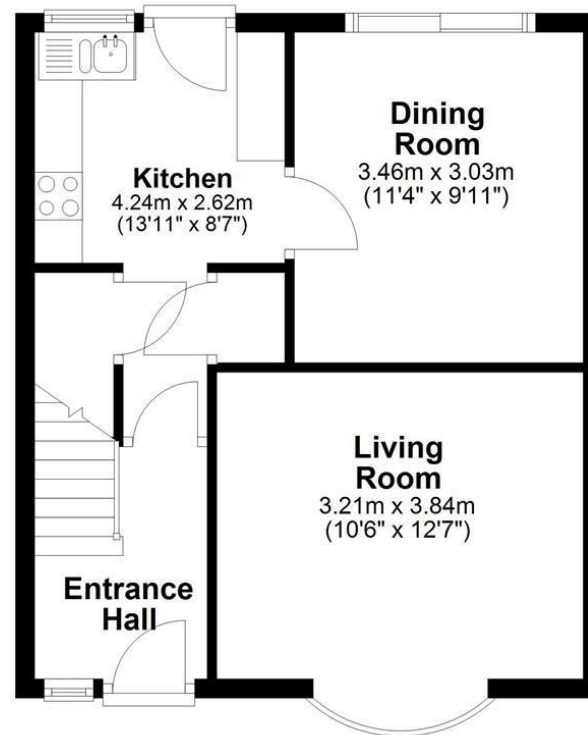


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</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	

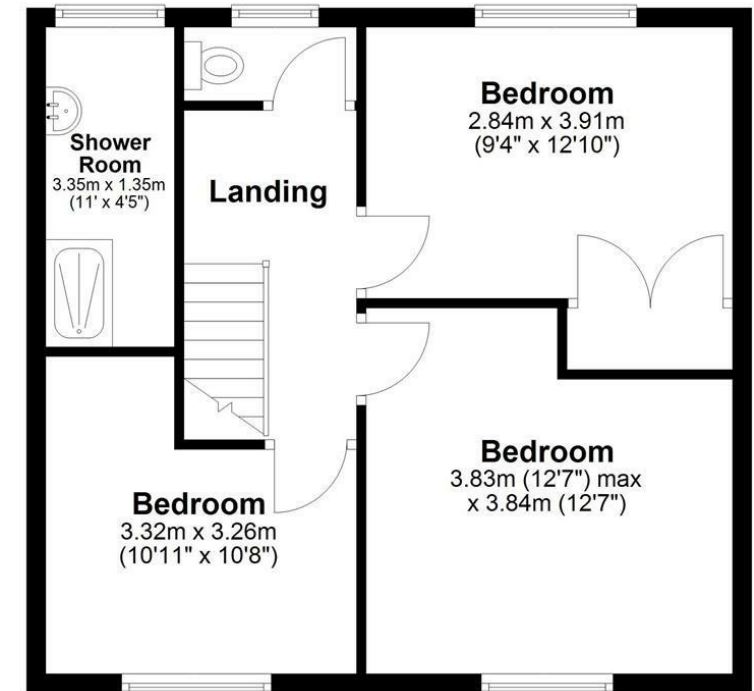
## Ground Floor

Approx. 39.2 sq. metres (422.2 sq. feet)



## First Floor

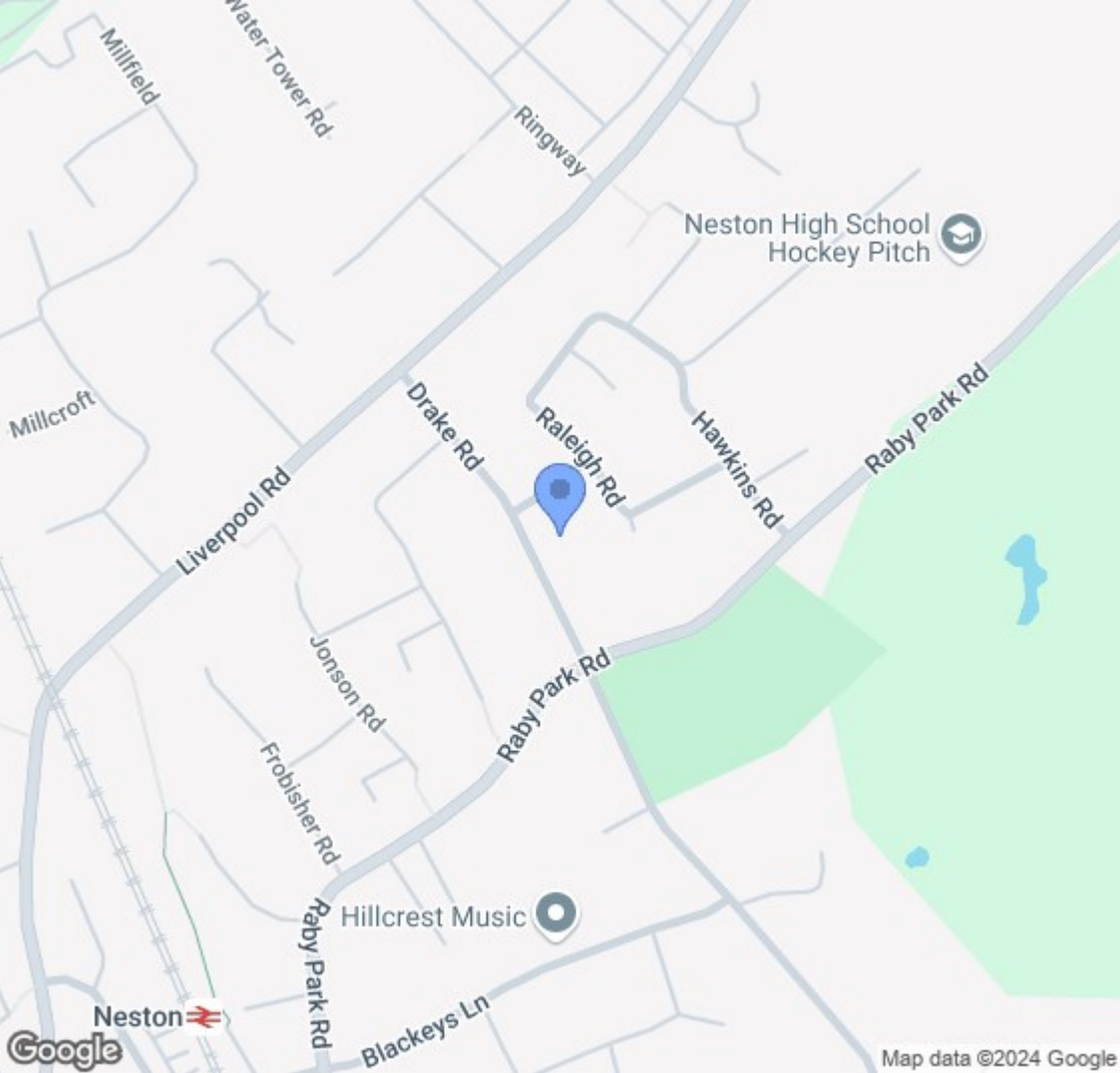
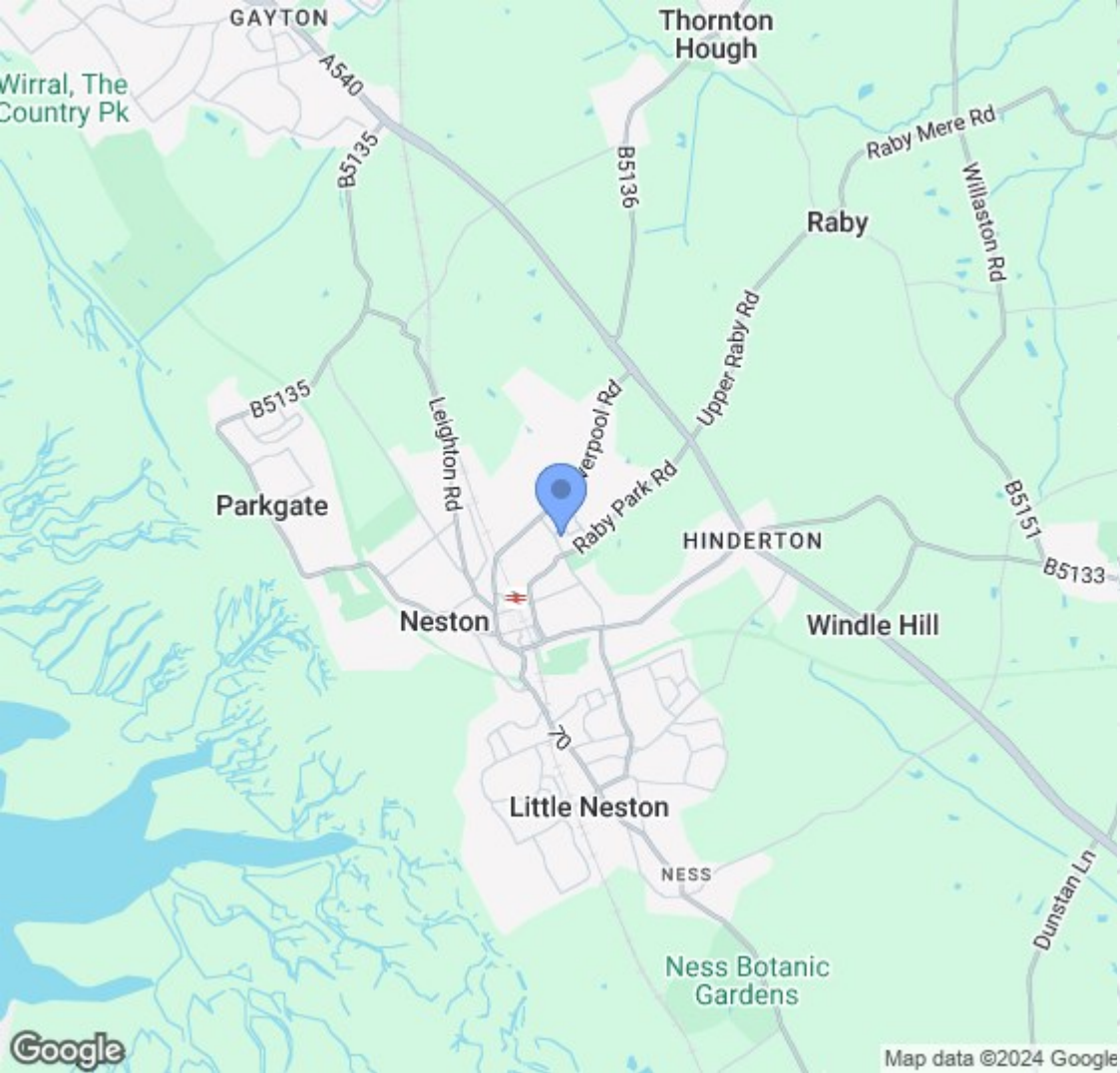
Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)

**22 Drake Road, Neston**





Location Map

# Constables

S A L E S   &   L E T T I N G S

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