

# DRAFT DETAILS

# Constables

SALES & LETTINGS



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8 Spenser Road Neston CH64

£85,000



- Two Bedroom Apartment
- Ideal for First Time Buyers or Investment
- Lots of Scope for Improvement
- Price to Sell
- Sold with No Chain
- Close to Local Amenities / Bus Routes

Offering to the market this opportunity to purchase a two bedroom apartment on Spenser Road. This property requires modernization however is priced to sell and would be a perfect project for a first time buyer or investment property.

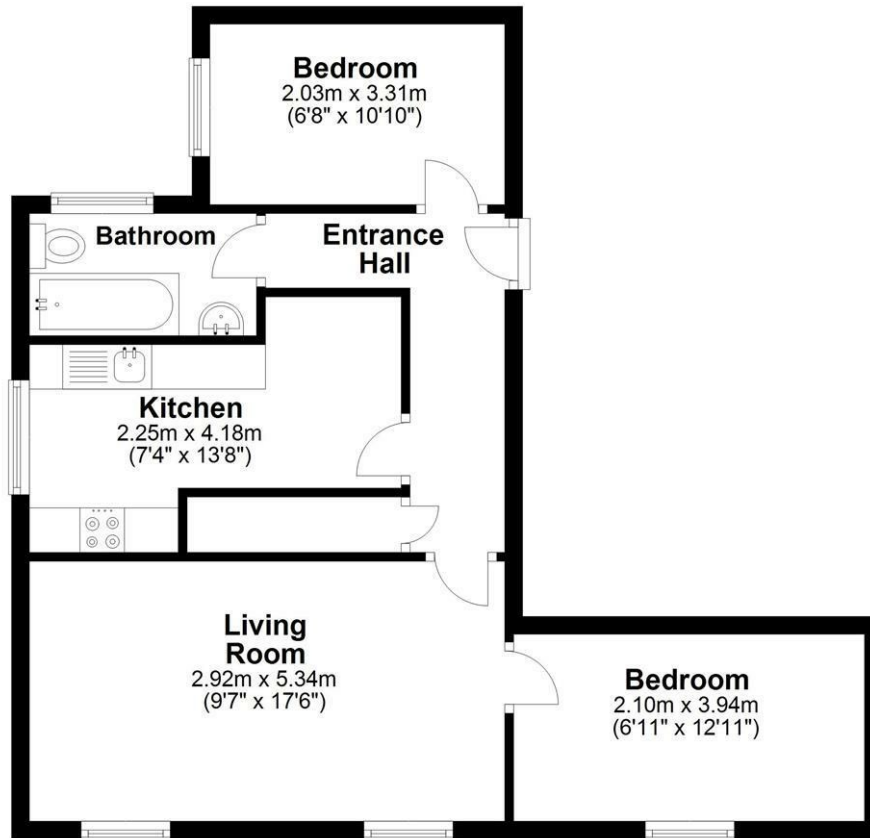
Spanning 657 square feet, this apartment offers a comfortable living space with a layout that maximizes functionality. Whether you are looking for a starter home, a downsizing opportunity, or an investment property, this apartment ticks all the boxes.

Situated in a prime location, residents can enjoy the tranquillity of Neston while still being within easy reach of local amenities, schools, and transport links. Spenser Road provides a peaceful setting for those seeking a retreat from the hustle and bustle of city life.

Early viewing recommended.

## Ground Floor

Approx. 52.0 sq. metres (559.5 sq. feet)

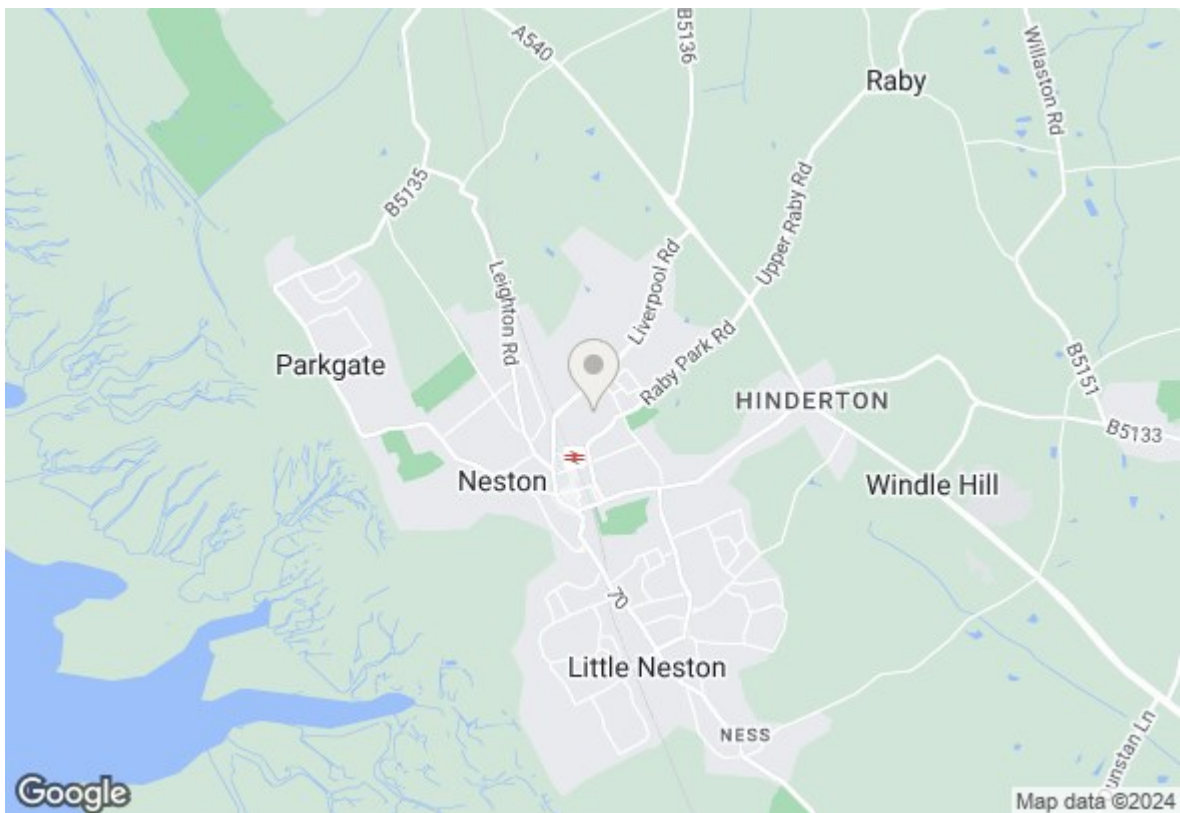


Total area: approx. 52.0 sq. metres (559.5 sq. feet)

**8 Spencer Road, Neston**

# 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>75</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hall**

**Lounge**  
**9'05 x 17'05**

**Kitchen**  
**13'10 x 6'11**

**Master Bedroom**  
**12'10 x 10'01**

**Second Bedroom**  
**6'07 x 10'06**

**Bathroom**  
**8'04 x 4'05**

