

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



2



1



2



D

**36 Cliffe Road Little Neston**

**£200,000**



- Two Bedroom Bungalow
- Cul-De-Sac Location
- South Facing Corner Plot
- Off road Parking and Garage
- Gas Central Heating
- Sold with No Onward Chain

This two bedroom semi detached bungalow is for sale in the highly sought after Little Neston area. Situated on a large plot of land with a south-west angle to the rear, Cliffe Road is home to a number of well-maintained bungalows offering stunning views of the Welsh hills to the west.

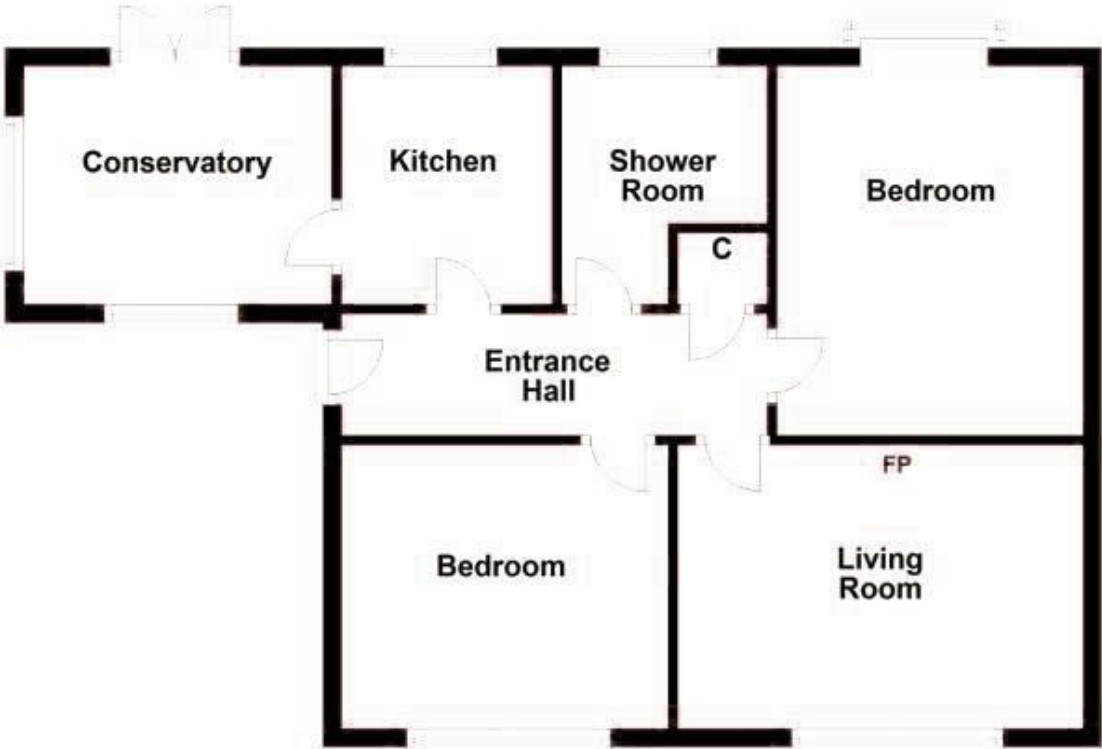
The property needs some modernization but could turn out to be a stunning home. It has a nice frontage, a driveway with off road parking and gated access, and is mainly low maintenance.

There is a private rear garden with well-defined boundaries, a lawn area with well-defined borders, a paved patio and a wood garden shed.

The living accommodation includes an entry hallway, a spacious lounge with an open fire, a conservatory, a bathroom, a master bedroom with built-in cupboards and an additional double bedroom.

This property is being sold with no onward chain.

Ground Floor



# Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>83</b> |
| (69-80) <b>C</b>                            | <b>66</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |



**Entrance Hall**

**Kitchen**  
11'10" x 8'5"

**Living Room**  
14'6" x 11'3"

**Master Bedroom**  
13'6" x 11'5"

**Second Bedroom**  
11'5" x 9'10"

**Bathroom**  
8'0" x 6'2"

**Conservatory**  
10'5" x 8'11"

**Garage**











