



**Constables**  
SALES & LETTINGS

New Heyes

, Neston

£1,400 Per Month

Available to let, a modern detached property located in a popular development a short distance from Neston town centre.

The accommodation is unfurnished and well-presented and comprises, entrance hallway, cloakroom, kitchen-breakfast room, lounge, dining room and conservatory. On the first floor there are four good sized bedrooms and three bathrooms. The property has an integral garage, off road parking and an enclosed rear garden.

The property is available immediately and early viewing is recommended.





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SALES & LETTINGS

- Detached Property
- Three Reception Rooms
- Integral Garage & Off Road Parking
- Four Bedrooms
- Kitchen-Breakfast Room
- Unfurnished
- Three Bathrooms
- Enclosed Rear Garden
- Council Tax Band: D

### Entrance Hall

### Lounge

17'7 x 11'3 (5.36m x 3.43m)

### Dining Room

13'6 x 9'4 (4.11m x 2.84m)

### Conservatory

12'5 x 9'6 (3.78m x 2.90m)

### Kitchen / Diner

16'4 x 9'7 (4.98m x 2.92m)

### W/C

### First Floor

### Master Bedroom

17'7 x 11'4 (5.36m x 3.45m)

### En-suite

6'6 x 6'6 (1.98m x 1.98m)

### Second Bedroom

10'6 x 10'1 (3.20m x 3.07m)

### Jack & Jill Shower Room

### Third Bedroom

12'1 x 7'10 (3.68m x 2.39m)

### Fourth Bedroom

9'9 x 7'4 (2.97m x 2.24m)


### Family Bathroom

7'6 x 6'10 (2.29m x 2.08m)



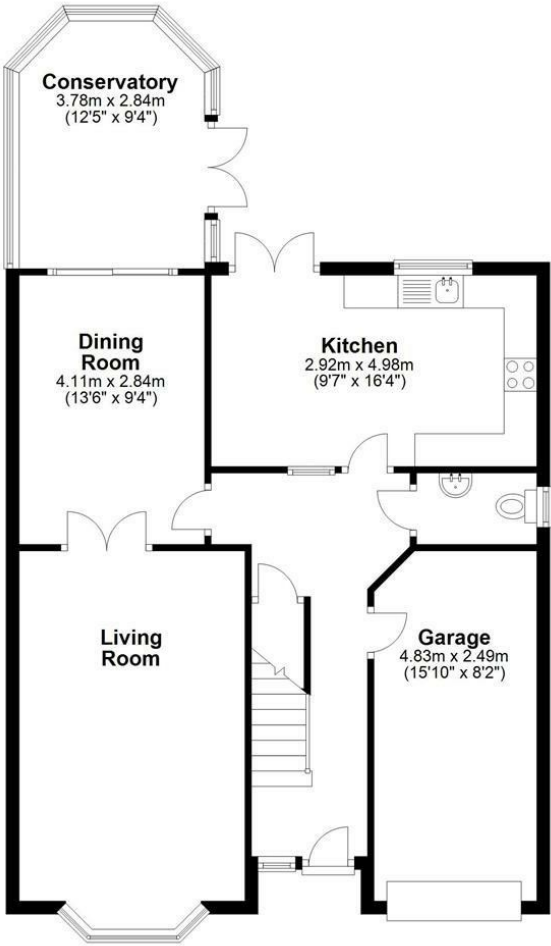


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</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	

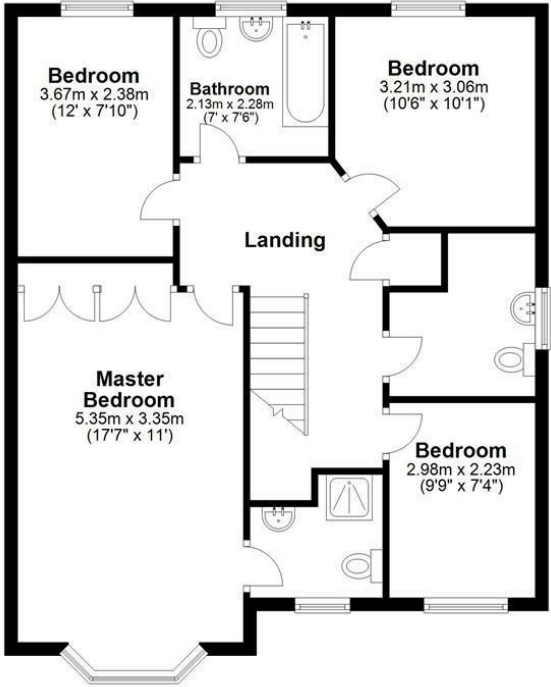
## Ground Floor

Approx. 85.0 sq. metres (914.9 sq. feet)

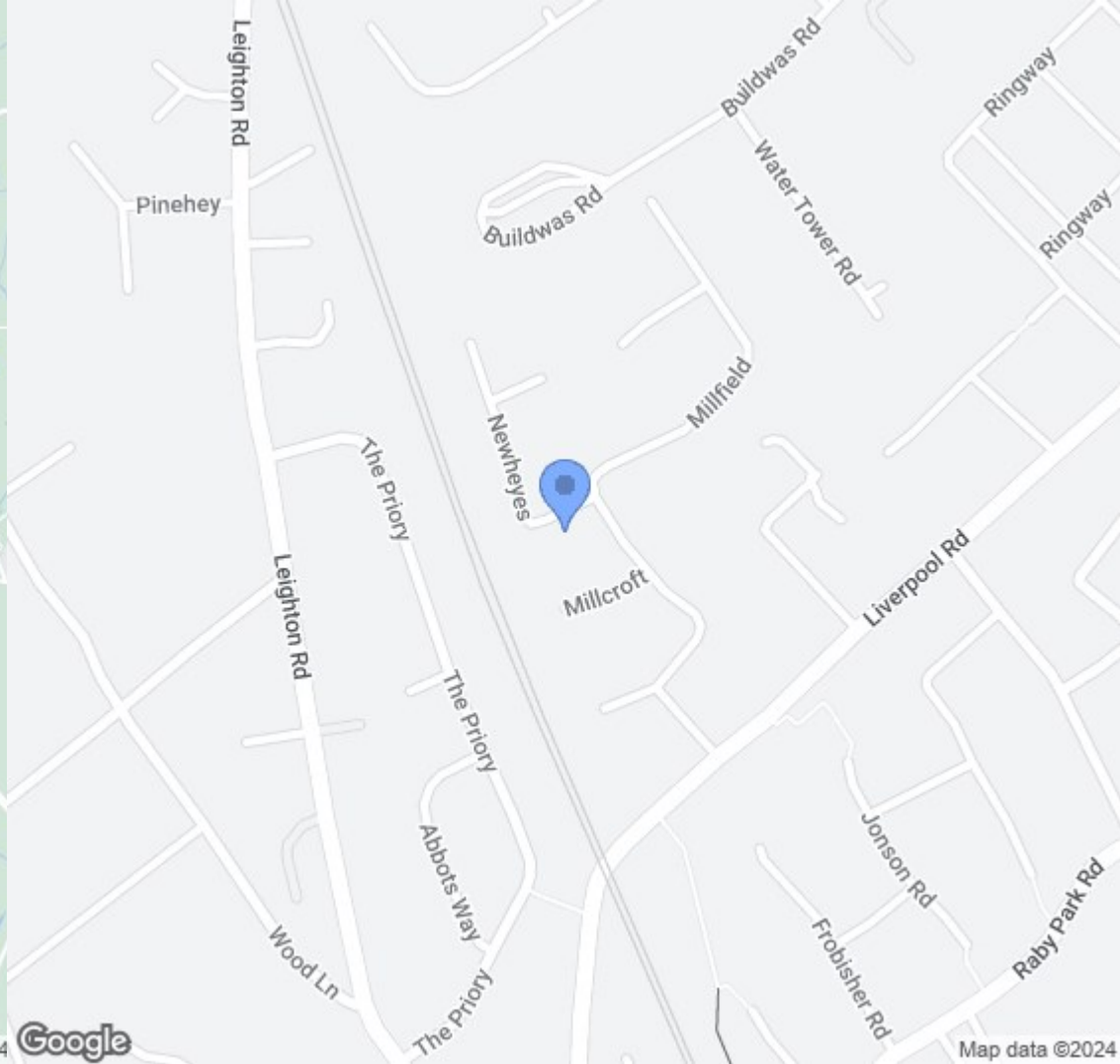
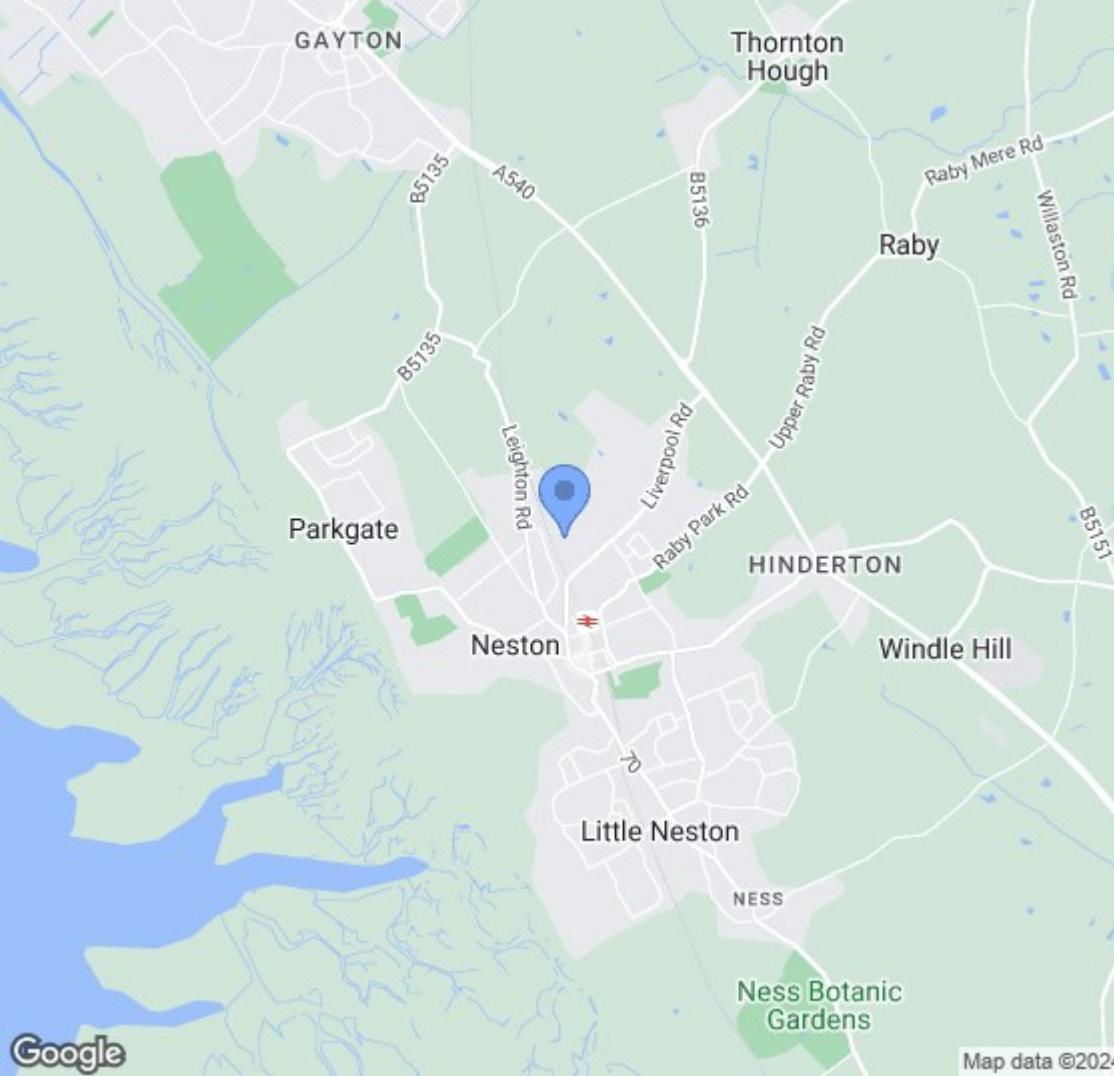


## First Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 145.2 sq. metres (1562.5 sq. feet)  
**Property 13/11/23, Neston**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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