



Constables
SALES & LETTINGS

Cumbers Lane, Ness

£440,000

The Cumbers is a deceptively spacious and well-presented detached bungalow with four bedrooms. It is situated in a desirable cul de sac location. This property is conveniently located near various amenities, including excellent local schools, shopping in Neston town centre, and Ness Botanical Gardens.

The accommodation comprises an enclosed porch, a hallway with a cloak cupboard, and a dining room with French doors leading to the garden. The dining room opens up to a well-fitted kitchen/breakfast room with dual aspect windows. From the dining room, there is access to an inner hall which leads to a bright front lounge with a bay window and a master bedroom, also with a bay window. At the rear of the property, there are three additional good-sized bedrooms, one of which has French doors leading to the rear garden. The accommodation is completed by a family bathroom and a shower room.

Outside, the property offers ample off-road parking for multiple cars and an integral garage. The rear of the property features a delightful private garden with a lovely paved patio area, perfect for entertaining. The garden is surrounded by mature hedges and shrubs.





Constables
SALES & LETTINGS

Entrance Hall

Kitchen

21'7 x 7'0 (6.58m x 2.13m)

Dining Room

15'0 x 7'8 (4.57m x 2.34m)

Lounge

17'9 x 11'5 (5.41m x 3.48m)

Master Bedroom

13'2 x 11'5 (4.01m x 3.48m)

Second Bedroom

16'0 x 7'9 (4.88m x 2.36m)

Third Bedroom

12'8 x 9'6 (3.86m x 2.90m)

Fourth Bedroom

10'0 x 7'9 (3.05m x 2.36m)

Main Bathroom

8'1 x 5'7 (2.46m x 1.70m)

Shower Room / W/C


Garage





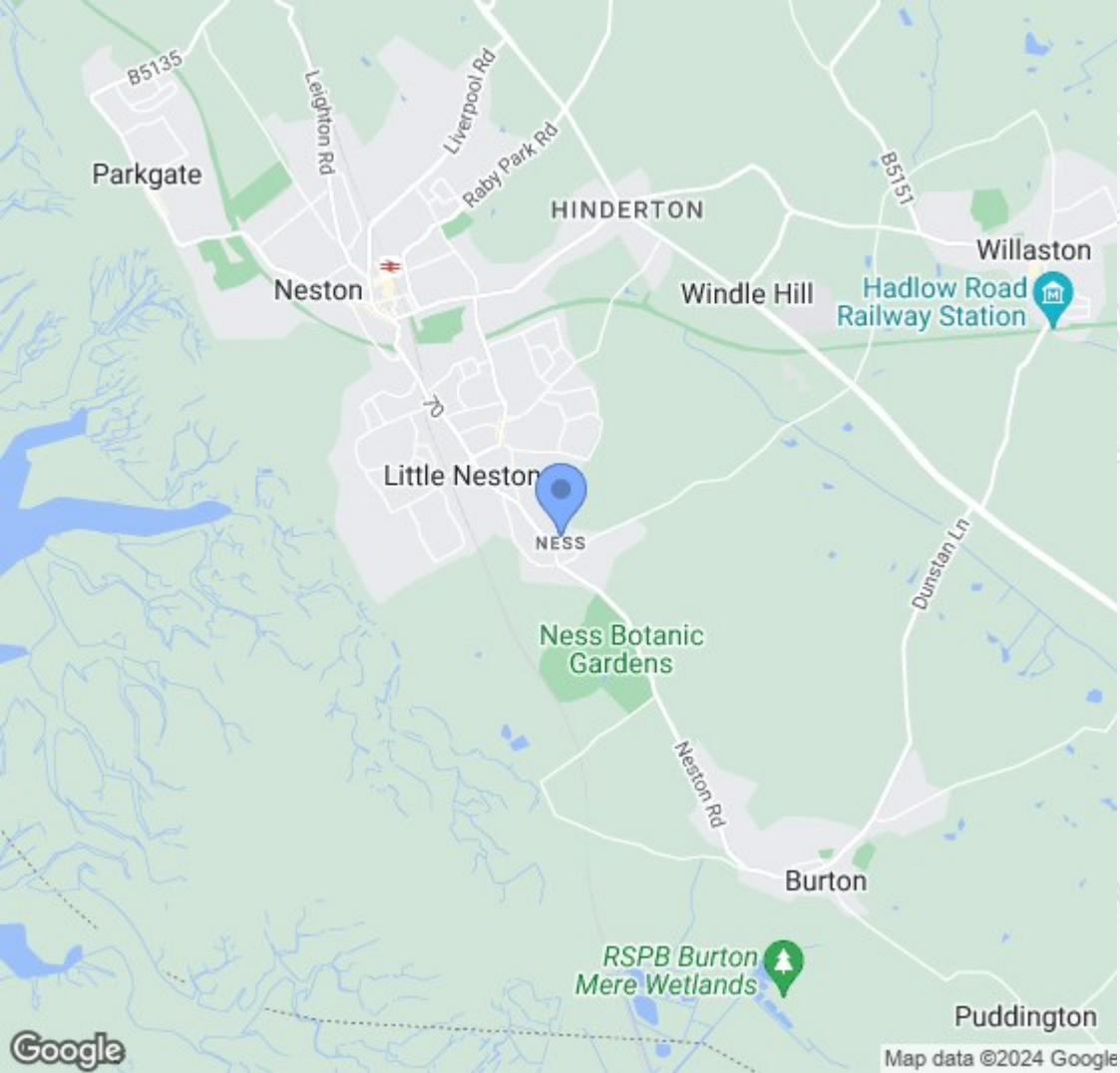
EPC & Floor Plan

For illustrative purposes only. Not to scale.
Plan indicates property layout only.

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 79 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |



Total Approx Floor Area 1423.95 SQ. FT. (Area 132.29 SQ. M)



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333