

Constables Colliery Green Little Neston, Neston

£1,100 Per Month





Constables

Three bedroom detached property

Well presented

Off Road Parking and Garage

Unfurnished

Modern kitchen and bathroom

Enquire on pets (higher rent may be payable)

Cul-de-sac position

Attractive garden

Council Tax Band: C

#### **Entrance Porch**

A timber door opens to the entrance porch with double glazed window to the side and door to the lounge/Dining Room.

# Lounge/Dining Room

23'10" x 10'11" (7.26m x 3.33m) With laminate wood flooring, two central heating radiators, coved ceiling, TV point, attractive feature fireplace with wooden surround, cast iron insert and living flame gas fire, double glazed window to front, double glazed patio doors to the rear and under stairs storage cupboard.

#### Kitchen

9'9" x 7'10" (2.97m x 2.39m)
Fitted with a modern range of wall, base and drawer units with roll edge work tops, stainless steel sink unit and drainer with tiled splash

backs, cooker and hob with extractor hood over, space and plumbing for washing machine and space for fridge freezer, tiled flooring and double glazed window and door to the rear leading to the garden.

# Landing

Access to the roof space and double glazed window to the side.

## **Bedroom One**

11'4" x 11' (3.45m x 3.35m) Central heating radiator and double glazed window to the rear.

#### **Bedroom Two**

11' x 11'8" (3.35m x 3.56m) Central heating radiator and double glazed window to front.

# **Bedroom Three**

8'1" x 8'7" (2.46m x 2.62m) Central heating radiator and double glazed window to front.

#### **Bathroom**

7'3" x 7'10" (2.21m x 2.39m)
With a three piece modern white suite comprising of a panelled bath with mains shower over, pedestal wash basin and low level WC. Tiled walls, linoleum flooring, central heating radiator and double glazed window to the side.

#### Garden

To the front is an attractive lawned area with well stocked borders and a driveway leading to an attached single garage. There is gated access to the side leading to the rear garden which is very private and enclosed and includes a paved patio area, lawned area with well stocked borders and fenced boundaries.

### **Directions**

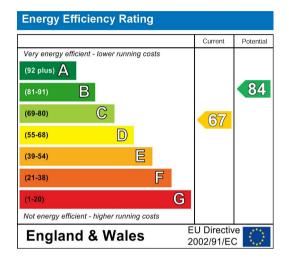
From our office turn left on to the

High St and proceed through the lights on to Bridge St and under the bridge on to Burton Road. At the mini round about turn right on to Marshlands Rd and take the second turning on the left on to Colliery Green Drive. Colliery Green Close is the second turning on the right where the property can be found in the far left hand corner.

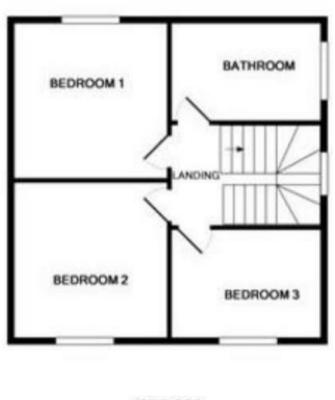




# EPC & Floor Plan

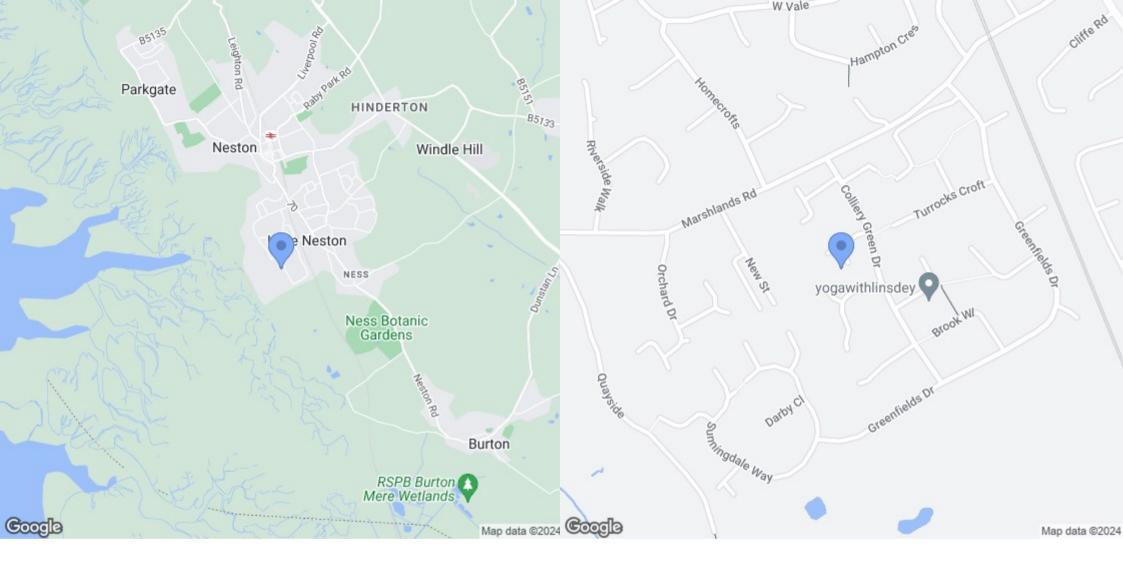






1ST FLOOR

**GROUND FLOOR** 



Location Map

# Constables

SALES & LETTINGS

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333