



Constables
SALES & LETTINGS

Colliery Green

Little Neston, Neston

£1,100 Per Month

****NEW**** Early viewing strongly recommended

Available to let this three bedroom detached property located in a quiet cul-de-sac in popular area of Little Neston.

The property offers spacious and immaculately presented accommodation that has a contemporary feel throughout. The accommodation is unfurnished and comprises; entrance porch, large lounge/dining room, and kitchen. To the first floor are three bedrooms and a bathroom. There is a private rear garden, off road parking and a garage. The property is available for August move in.





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- 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

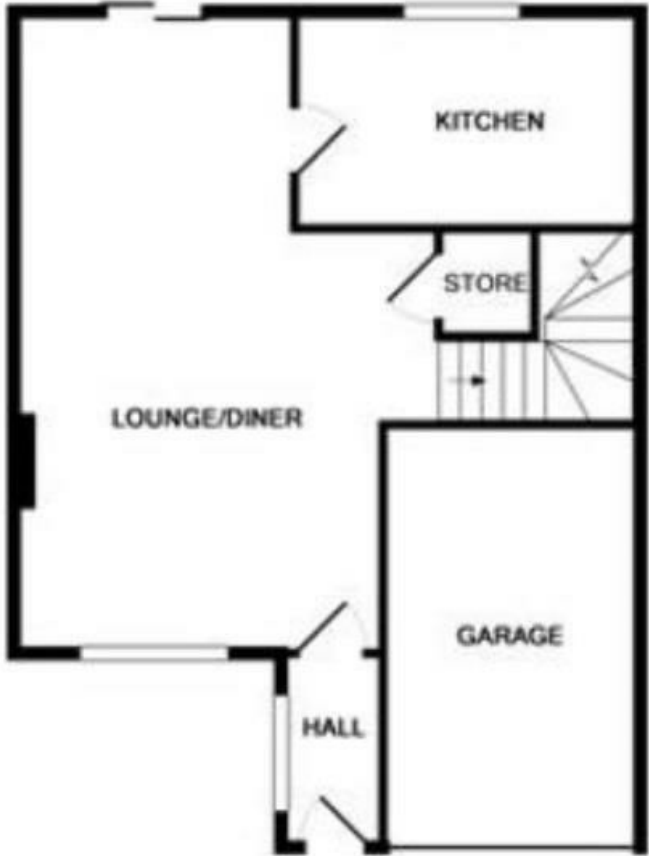
High St and proceed through the lights on to Bridge St and under the bridge on to Burton Road. At the mini round about turn right on to Marshlands Rd and take the second turning on the left on to Colliery Green Drive. Colliery Green Close is the second turning on the right where the property can be found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



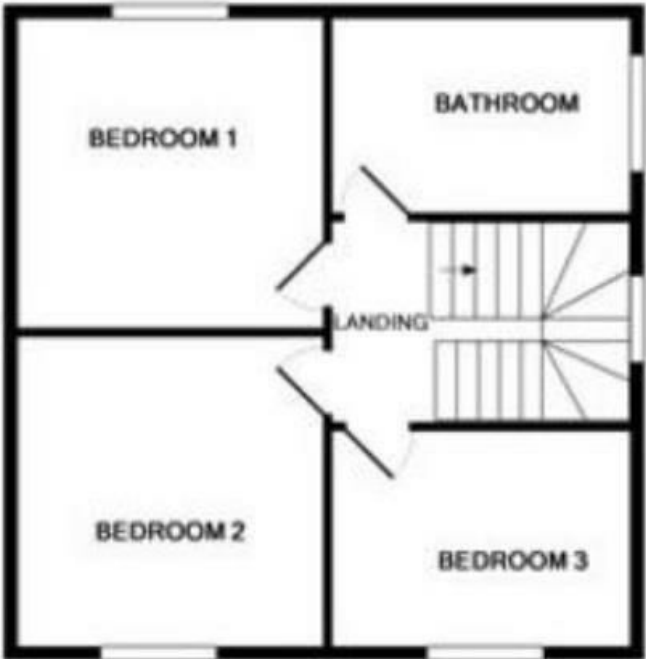


EPC & Floor Plan

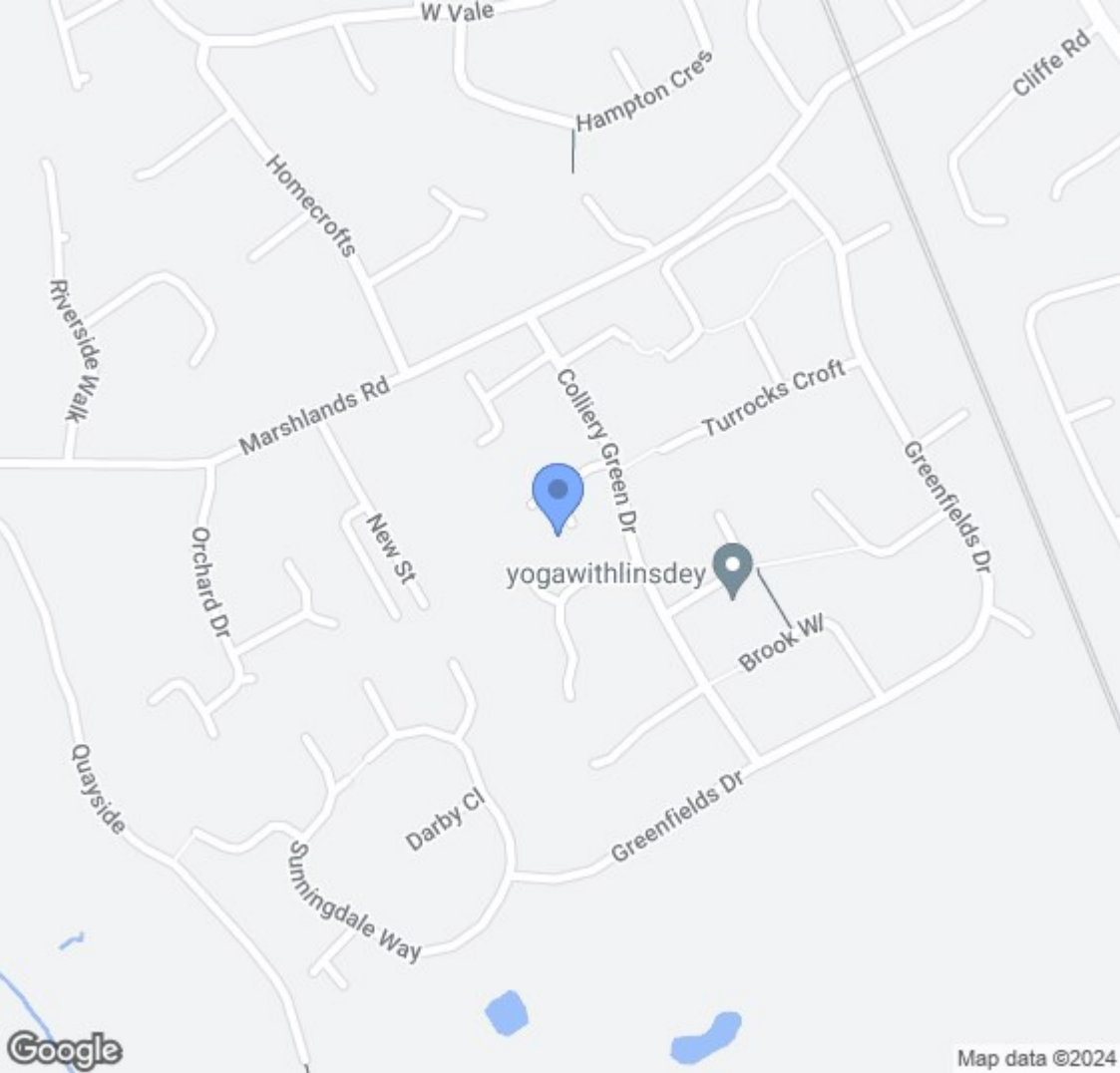
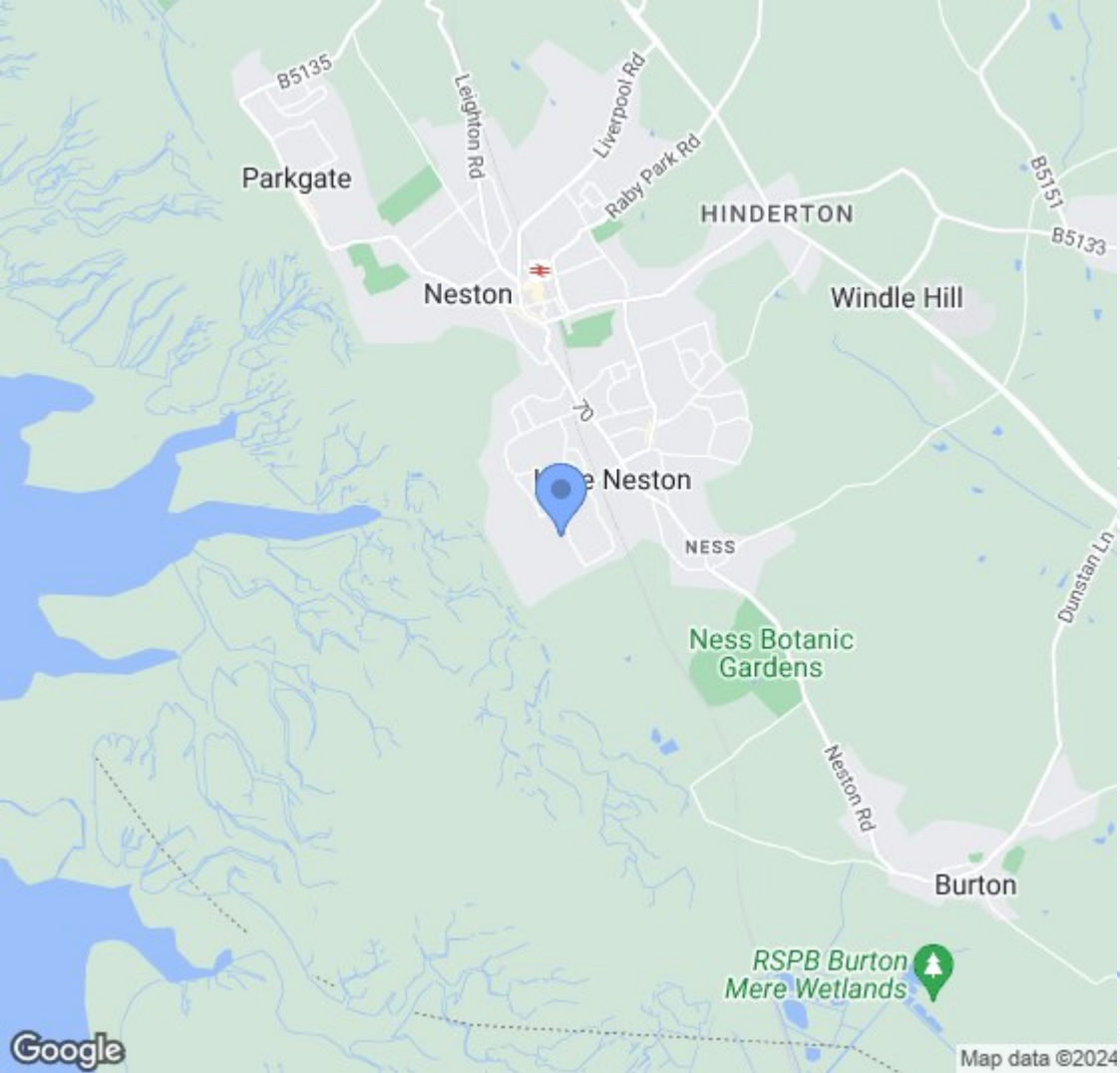
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Location Map

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