

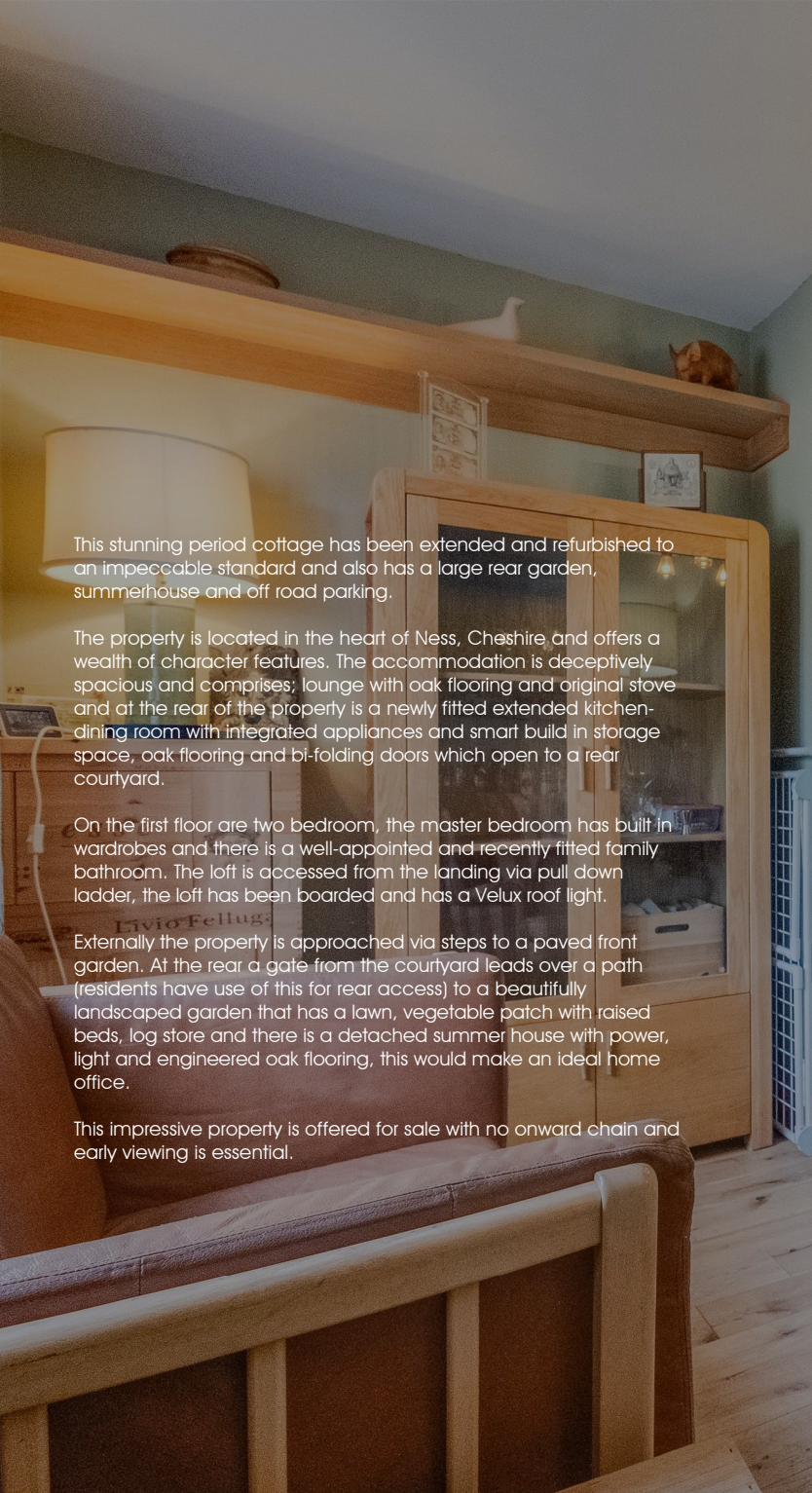


Constables
SALES & LETTINGS

Well Lane

Ness, Neston

£295,000



This stunning period cottage has been extended and refurbished to an impeccable standard and also has a large rear garden, summerhouse and off road parking.

The property is located in the heart of Ness, Cheshire and offers a wealth of character features. The accommodation is deceptively spacious and comprises; lounge with oak flooring and original stove and at the rear of the property is a newly fitted extended kitchen-dining room with integrated appliances and smart built in storage space, oak flooring and bi-folding doors which open to a rear courtyard.

On the first floor are two bedroom, the master bedroom has built in wardrobes and there is a well-appointed and recently fitted family bathroom. The loft is accessed from the landing via pull down ladder, the loft has been boarded and has a Velux roof light.

Externally the property is approached via steps to a paved front garden. At the rear a gate from the courtyard leads over a path (residents have use of this for rear access) to a beautifully landscaped garden that has a lawn, vegetable patch with raised beds, log store and there is a detached summer house with power, light and engineered oak flooring, this would make an ideal home office.

This impressive property is offered for sale with no onward chain and early viewing is essential.





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- Stunning Period Cottage
- Modern Recently Fitted Kitchen & Bathroom
- New Windows Throughout
- Open Plan Kitchen / Diner
- Private Courtyard and Large Rear Garden
- No Onward Chain

Location

The property is located in the much sought after semi-rural, yet accessible area of Ness. Ness is situated on the outskirts of Neston, and Burton and has a village pub and botanical gardens to enjoy. The Dee Estuary is also close by providing access to the Wirral Way and Dee Marshes cycle path. The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries, restaurants, bars and cafes and a good selection of supermarkets. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out of town retail parks to include Cheshire Oaks which is 8 miles distant.

Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall providing tennis courts, bowls and cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. The Parkgate Club offers cricket, squash, hockey and tennis. Other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby in

Burton, and Neston, secondary schools including Wirral, Calday and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.

The property is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the North West. For travel further afield there is a 2 hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

Lounge

13'11" x 12'10" (4.24m x 3.91m)

Kitchen-Dining Room

15' max x 11'11" max (4.57m max x 3.63m max)

Landing

Bedroom One

11'11" x 10'11" (3.63m x 3.33m)

Bedroom Two

10'11" x 6'8" (3.33m x 2.03m)


Bathroom

6'9" x 8' (2.06m x 2.44m)

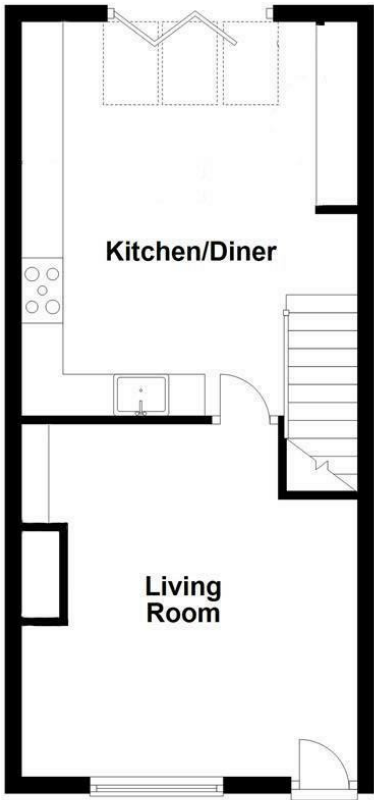




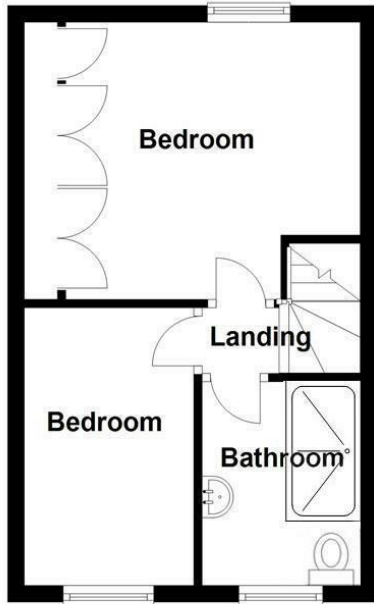
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(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
Approx. 36.8 sq. metres (396.6 sq. feet)

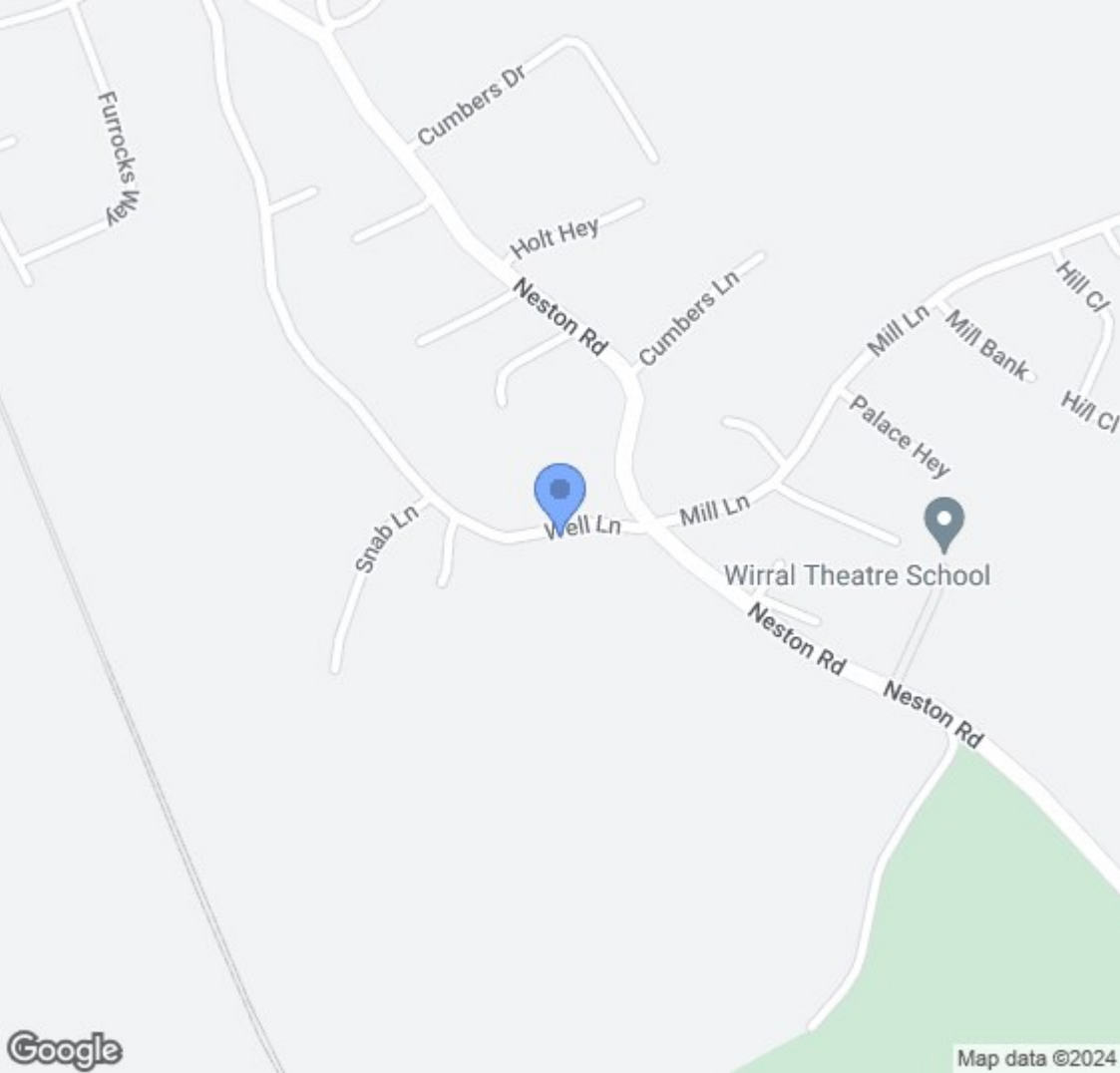
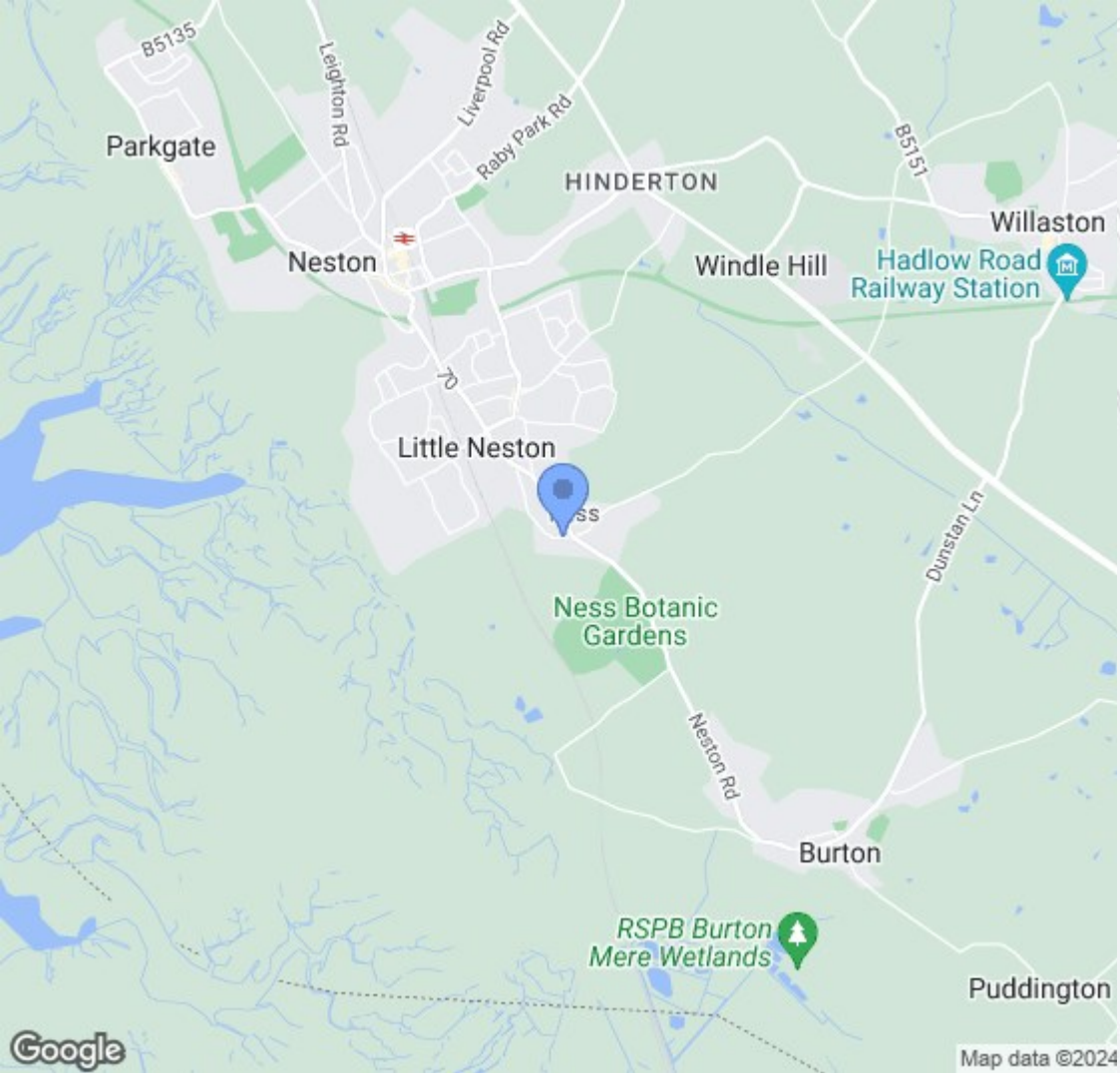


First Floor
Approx. 26.2 sq. metres (281.5 sq. feet)



Total area: approx. 63.0 sq. metres (678.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Location Map

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