



Constables
SALES & LETTINGS

Rockfarm Drive

Little Neston, Neston

£299,950



Constables is delighted to offer for sale this spacious semi-detached property that is located in a highly sought-after area, close to Little Neston Village, Woodfall Primary School and many countryside walks.

The property has been owned by the same family from new and had never been available for sale before, so this really is a rare opportunity. The property is fully double glazed and has wall and loft insulation which all make it more economical to run (EPC 71C)

The property will appeal to a variety of buyers due to the versatility of the accommodation on offer, there is also a lot of storage space and garage. The current owner has previously used two of the ground floor rooms as bedrooms, however the ground floor rooms could easily be used as additional reception rooms.

The accommodation comprises, entrance porch which opens up into the lounge, the lounge is a good-sized room with window at the front and gas fireplace. Off the lounge is an inner hallway with stairs to the first floor and large storage cupboard. The kitchen-diner has a good range of units and leads out to a patio area. The ground floor also includes a dining room, a bedroom with storage cupboard and W.C.

On the first floor are two double bedrooms. The main bedroom has an extensive range of built-in wardrobes and the second bedroom has a storage cupboard which houses the boiler along with built in wardrobe. There is also a modern bathroom with bath and separate shower.

Externally at the front of the property there is a large driveway providing parking for several vehicles. At the rear is a private low maintenance garden, with lawn and established borders.

The fantastic property must be seen to appreciate the space on offer and viewing is recommended.



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- Semi-Detached Property
- Kitchen-Diner
- Private Rear Garden
- Three / Four Bedrooms
- Modern Bathroom
- Tenure: Freehold
- Two Reception Rooms
- Off Road Parking and Garage with electric
- Council Tax Band: C

Location

The property is located in a highly sought after area close to the village of Little Neston and Neston town centre.

Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre. Little Neston has a variety of shops including a news agent, post office, hairdresser, garage and there is a village pub.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Calday, West Kirby and Wirral, Birkenhead School, and closer to Chester; Abbots Gate College and the Kings

and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree. Little Neston has an excellent selection of rural and coastal walks via Cuckoo Lane, which links to the Wirral Circular Trail/Wirral Way.

The A540 is approximately 1.5 miles away via Liverpool Road this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles

Porch

4'3 x 5'3 (1.30m x 1.60m)

Lounge

11'03 x 19'00 (3.43m x 5.79m)

Kitchen/Diner

15'09 x 8'08 (4.80m x 2.64m)

W/C

5'02 x 5'02 (1.57m x 1.57m)

Dining Room / Bedroom 3

9'08 x 7'10 (2.95m x 2.39m)

Summer Room / Bedroom 4

11'02 x 10'03 (3.40m x 3.12m)

First Floor

Master Bedroom

11'09 x 11'04 (3.58m x 3.45m)

Second Bedroom

10'06 x 11'02 (3.20m x 3.40m)


Family Bathroom

9'00 x 7'04 (2.74m x 2.24m)





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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. 60.7 sq. metres (653.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)

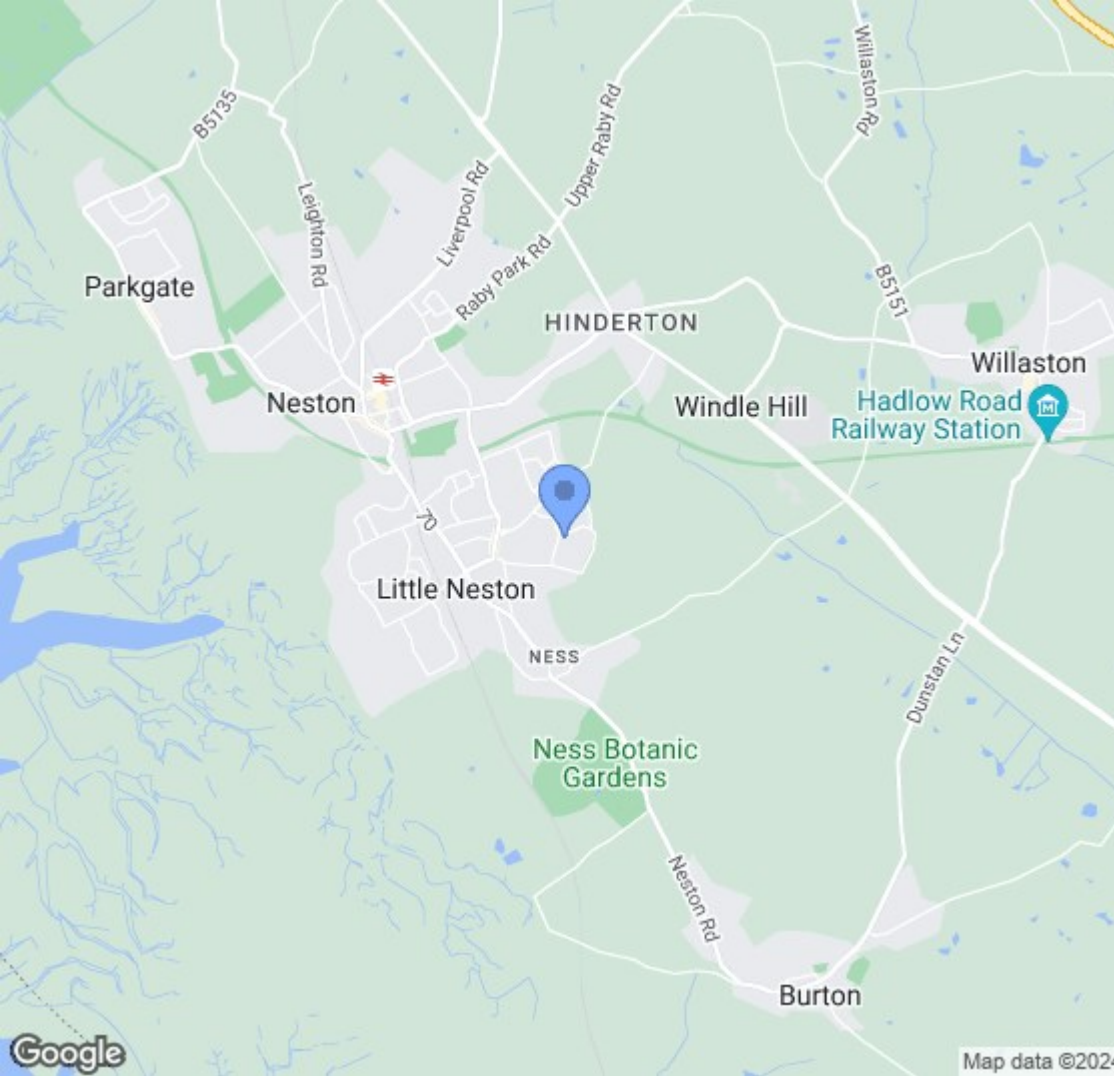


Total area: approx. 101.3 sq. metres (1090.4 sq. feet)

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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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