

DRAFT DETAILS

Constables

SALES & LETTINGS



6 Normans Cottages Neston

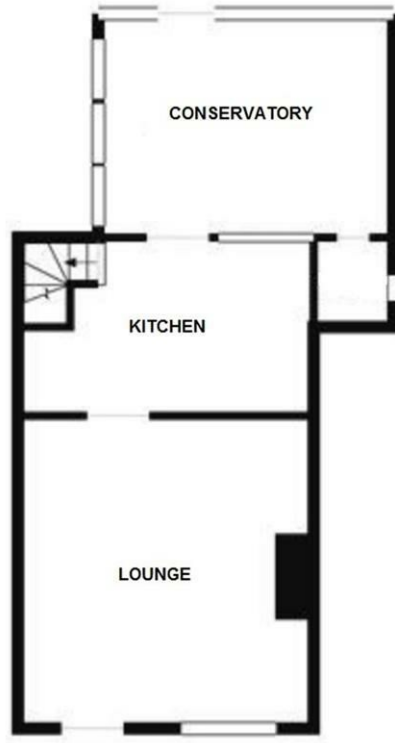
£200,000



- End Terraced Cottage
- One Bedroom
- Lounge and Conservatory
- Rear Garden
- Situated on a Quiet Lane
- Summer House

Constables are delighted to offer for sale this charming character cottage located along a quiet lane in Little Neston, offering all of the charm and style of a semi rural cottage in a convenient position close to local shops and transport links.

The property is at the end of a terrace of six cottages, and combines character features with modern finishes and benefits from the addition of a conservatory. There is a good sized lounge with feature fireplace, a kitchen with integrated oven, and hob. On the first floor is a double bedroom and a bathroom with double shower cubicle and roll top bath. The property has an enclosed rear garden that is laid to lawn and there is also a timber summerhouse; perfect for outside entertaining but would also make a useful home office or studio.



GROUND FLOOR

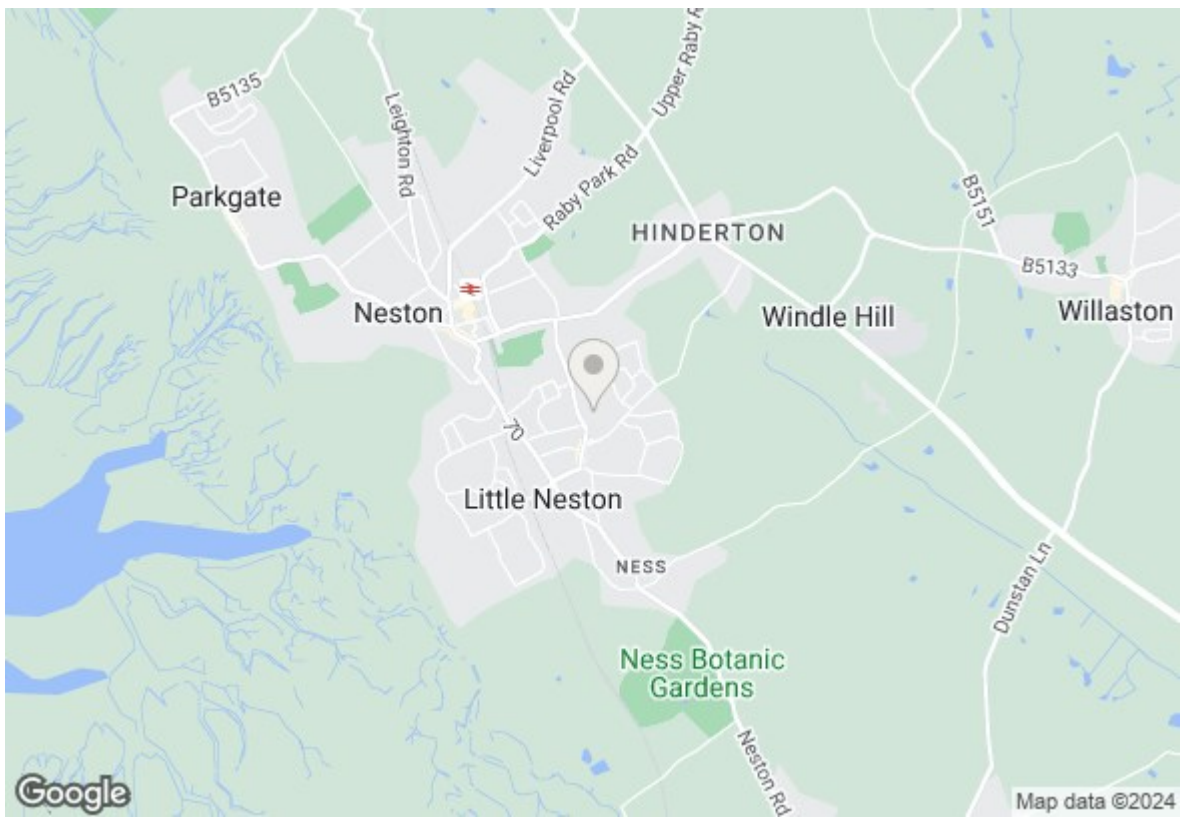


FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		



Lounge

12'11" x 12'2"

An oak door opens to the lounge with double glazed window to front, radiator and feature fireplace.

Kitchen

12'9" x 7'10"

Fitted with wall, drawer and base units with roll edge work tops over. Inset sink and drainer. Integrated double oven and hob with extractor unit over. Plumbing for dishwasher and washing machine and space for upright fridge-freezer. Window to rear and door to conservatory.

Conservatory

13'1" x 9'4"

UPVC construction with door to outside, radiator and laminate flooring.

Landing

Loft access point.

Bedroom

12'9" x 10'7"

Two double glazed window to front and radiator.

Bathroom

9'6" x 9'10"

Double shower cubicle, roll top bath, wash hand basin and WC. Double glazed window to rear and radiator. Built in storage cupboard.





