

DRAFT DETAILS

Constables
SALES & LETTINGS



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C

7 Sutton Avenue Neston CH64

£285,000



- Three Bedroom Semi Detached
- Excellent Location
- Large Dining Room With Doors to Garden
- Double Glazed with Gas Central Heating
- Private and Landscaped Rear Garden
- Rear Extension

Constables are delighted to offer for sale this good sized three bedroom semi-detached property located in a popular area of Neston, with off road parking, a private rear garden and a rear extension.

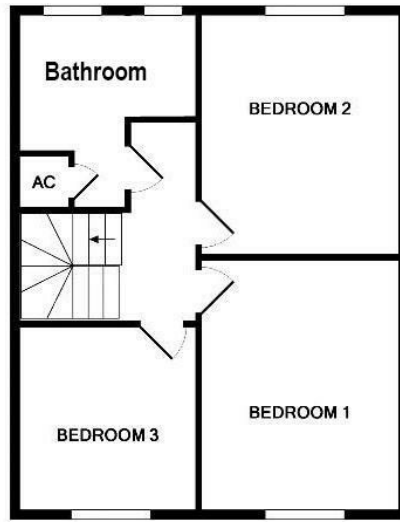
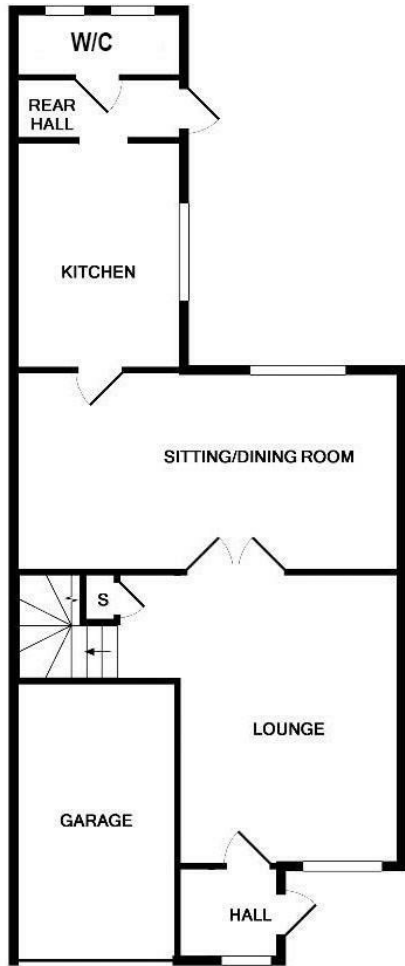
The property has been improved and modernized by the present owners, and provides spacious accommodation which comprises; entrance porch, lounge, dining room, kitchen, and wc / utility room.

To the first floor are three good sized bedrooms the main bedrooms enjoys modern fitted wardrobes and a modern family bathroom with three piece suite and stand alone shower.

Externally to the front of the property there is off road parking via a large tarmac and block paved border driveway along with access to the single integrated garage. To the rear of the property is a beautifully landscaped and secure rear garden with paved walkway and elevated decking area.

The property is close to local amenities and transport links in the town of Neston.

Early viewing is highly recommended.



1ST 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Porch

Lounge
10'07 x 16'11

Sitting / Dining Room
8'07 x 19'00

Kitchen
11'01 x 7'09

W/C / Utility Room
2'11 x 7'00

Garage

First Floor

Master Bedroom
14'01 x 10'06

Second Bedroom
11'09 x 10'06

Third Bedroom
11'04 x 8'02

Bathroom
9'00 x 8'02

