

DRAFT DETAILS

Constables
SALES & LETTINGS



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3 Lees Lane Neston CH64 4BY

£295,000



- Well Presented Three Bedroom
- Semi Detached Property
- Prime Position on The Road
- Gas Central Heating
- Stunning Garden
- Close to Local Amenities

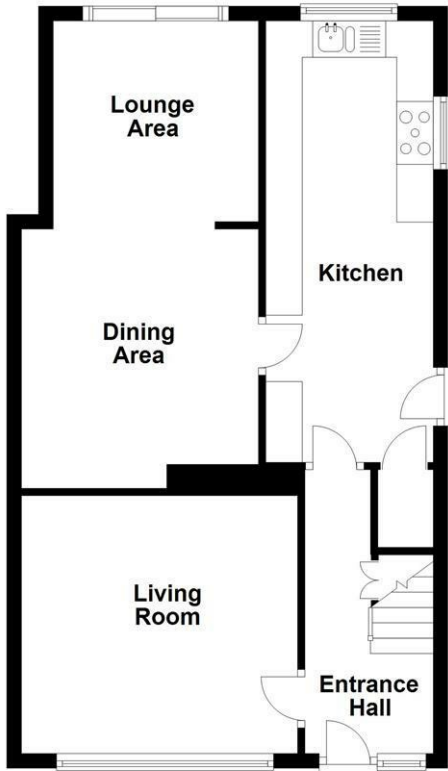
Constables are pleased to offer to the market this well presented three bedroom semi detached property on a beautiful spot of Lees lane. This property has been extended to offer a large reception room and kitchen / diner the property also occupies a large plot with garage and stunning mature garden.

Briefly this property features, entrance hall, lounge to the front of the property, extended dining room with large sliding doors out on the garden, kitchen / diner with side door, to the first floor there are three bedrooms and a family bathroom with white three piece suite. The rear garden has a brick build shed off the rear of the garage and the garden area itself is divided into two sections to offer a lawned section at the front and large allotment area behind.

This property really must be seen to be fully appreciated.

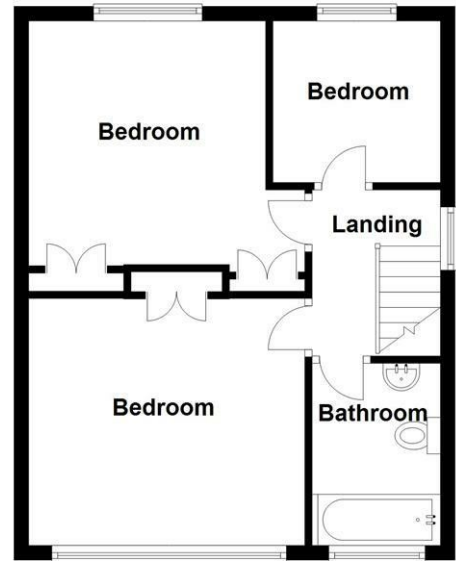
Ground Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)

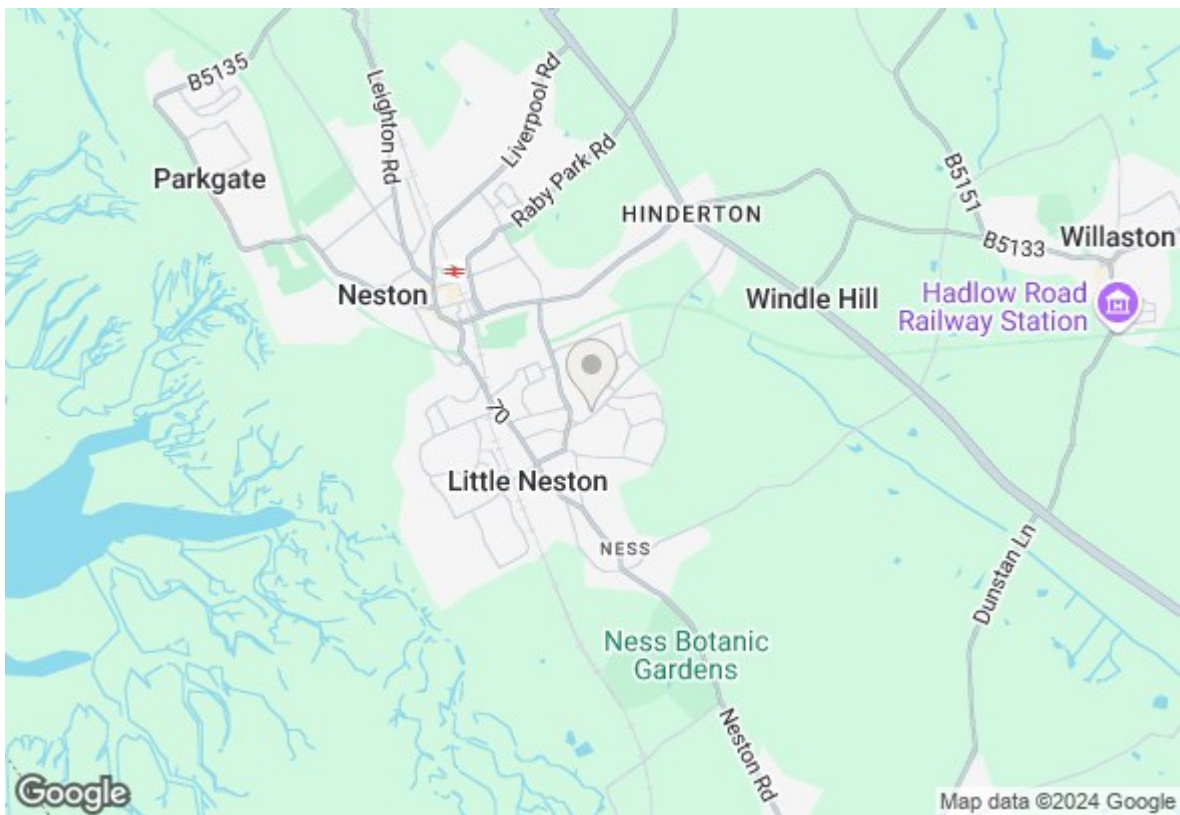


Total area: approx. 96.7 sq. metres (1040.4 sq. feet)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

Lounge
12'4" x 11'3"

Dining Room
21'9" x 10'7"

Kithchen
19'10" x 7'6"

Landing

Master Bedroom
12'4" x 11'1"

Second Bedroom
12'5" x 11'3"

Third Bedroom
8'2" x 7'6"

Garage







