



**Constables**  
SALES & LETTINGS

Rockfarm Drive

Little Neston, Neston

£230,000





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 accommodation comprises, entrance hall, the lounge / diner is open plan with dual aspect windows and sliding patio doors out onto the rear garden, there is also a feature gas fire. The kitchen has a good range of units and leads to an extended garden room with side door.

Completing the ground floor there is a family bathroom with white three piece suite including stand alone shower.

To the first floor there are three bedroom, two double bedrooms both with fitted storage making handy use of the eaves and a smaller study / box room.

Externally at the front of the property there is a large driveway providing parking for several vehicles. To the rear of the property there is a detached single garage and a well established large rear garden with mature hedgerows and pond.





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- Three Bedroom Semi Detached
- Gas Central Heating
- Close to Local School
- Rear Extension
- Large Front and Rear Garden
- Sold With No Onward Chain



## Entrance Hall

## Living Room

31'4 x 10'10 (9.55m x 3.30m)

## Kitchen

6'11 x 10'3 (2.11m x 3.12m)

## Dining Room

9'1 x 6'7 (2.77m x 2.01m)

## Shower Room

6'5 x 5'10 (1.96m x 1.78m)

## First Floor

## Master Bedroom

10'10 x 10'10 (3.30m x 3.30m)

## Second Bedroom

10'10 x 9'4 (3.30m x 2.84m)

## Third Bedroom


7'7 x 7'10 (2.31m x 2.39m)

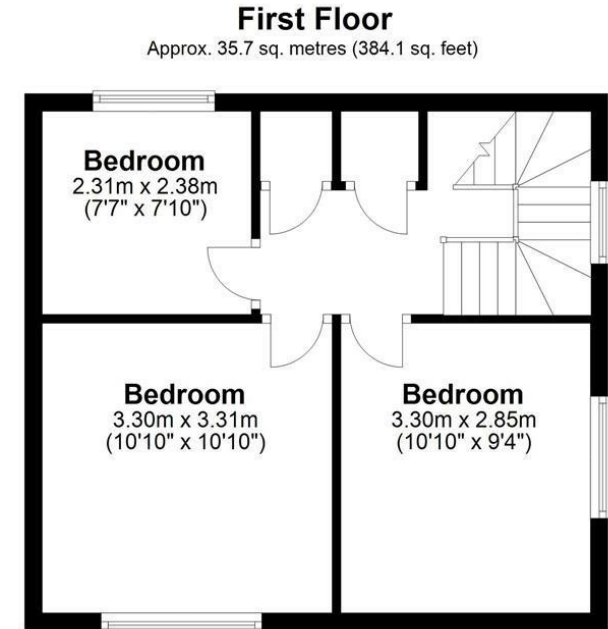
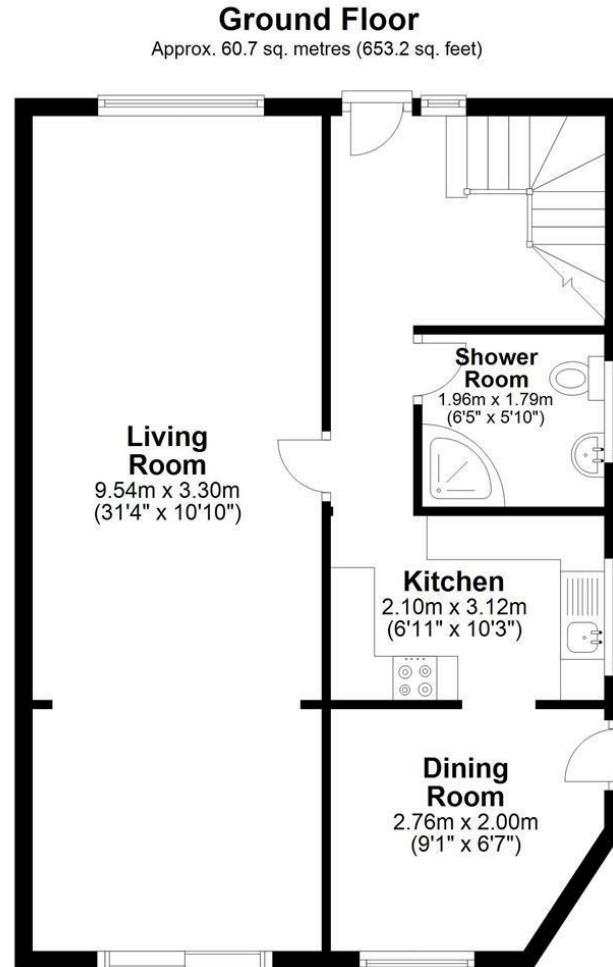




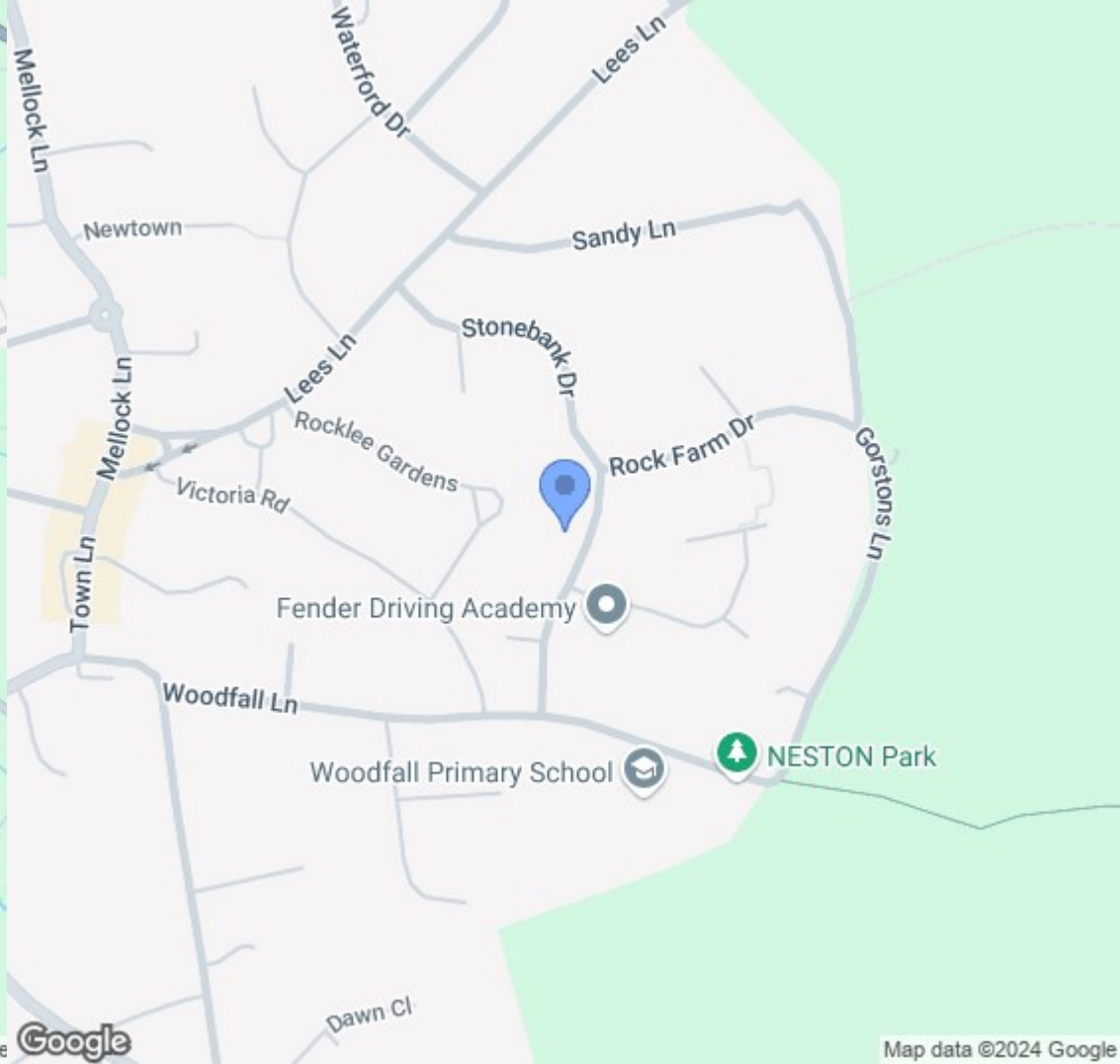
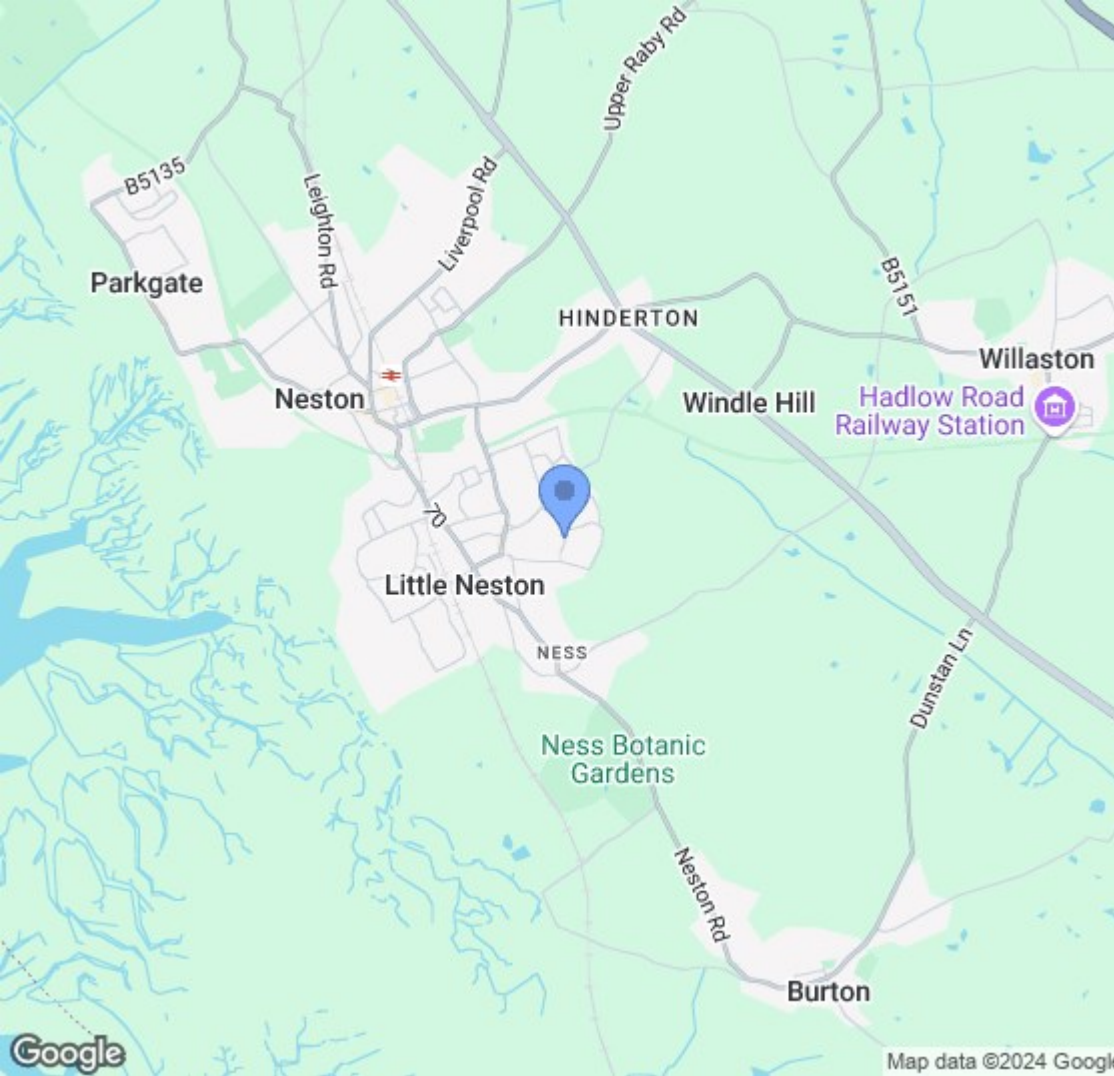


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>73</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 96.4 sq. metres (1037.3 sq. feet)  
**21 Rockfarm Drive, Neston**



Location Map

# Constables

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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333