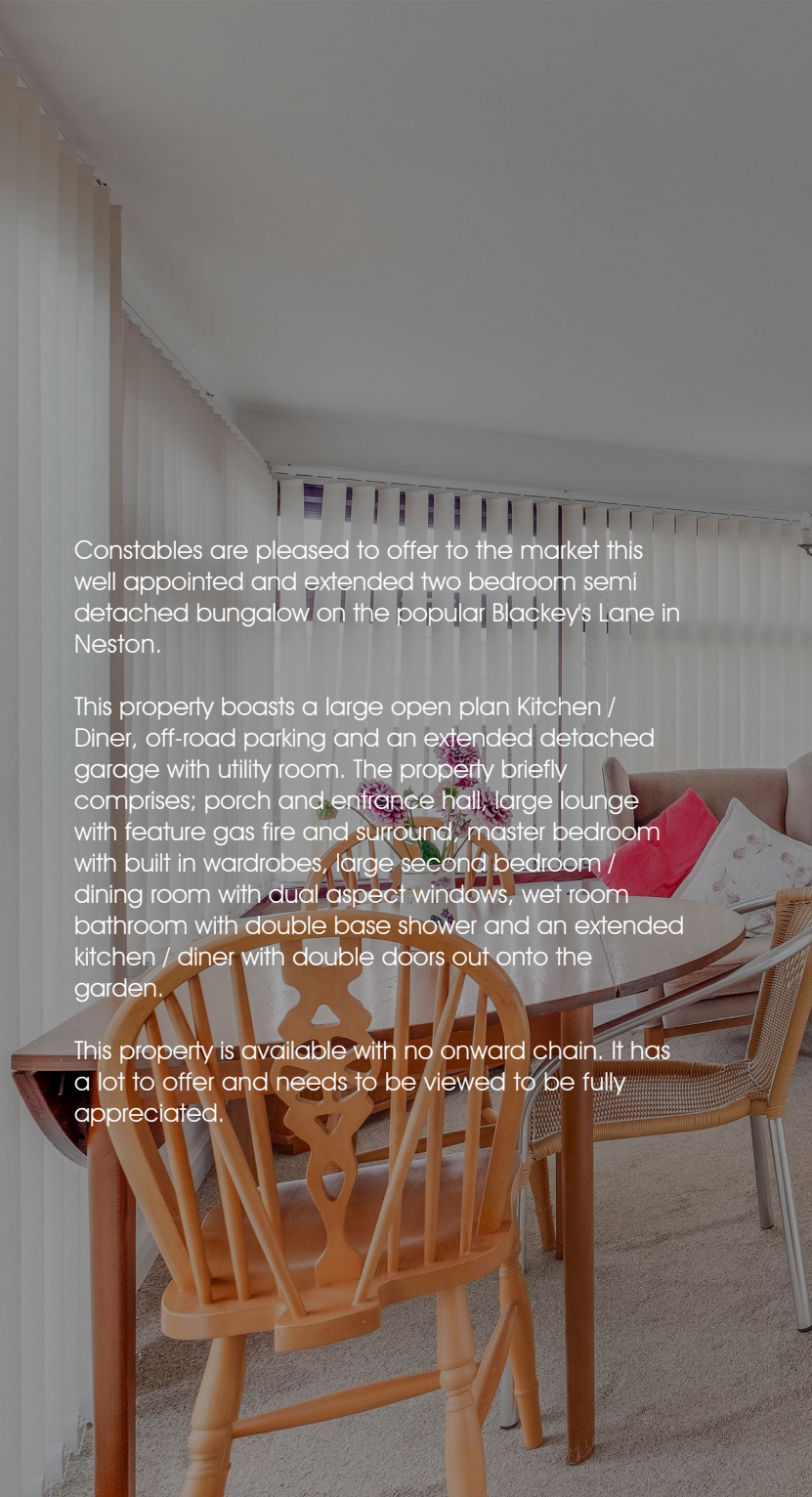




**Constables**  
SALES & LETTINGS

Blackeys Lane , Neston

£250,000



Constables are pleased to offer to the market this well appointed and extended two bedroom semi detached bungalow on the popular Blackey's Lane in Neston.

This property boasts a large open plan Kitchen / Diner, off-road parking and an extended detached garage with utility room. The property briefly comprises; porch and entrance hall, large lounge with feature gas fire and surround, master bedroom with built in wardrobes, large second bedroom / dining room with dual aspect windows, wet room bathroom with double base shower and an extended kitchen / diner with double doors out onto the garden.

This property is available with no onward chain. It has a lot to offer and needs to be viewed to be fully appreciated.





# Constables

SALES & LETTINGS

- Two Bedroom Semi Detached Bungalow
- Private Rear Garden
- No Onward Chain
- Close to Local Shops and Amenities
- Detached Garage
- Council Tax Band: C
- Rear Extension and Extended Garage Utility
- Gas Central Heating

## Porch

## Entrance Hall

## Lounge

13'10 x 11'10 (4.22m x 3.61m)

## Kitchen

16'02 x 14'06 (4.93m x 4.42m)

## Master Bedroom

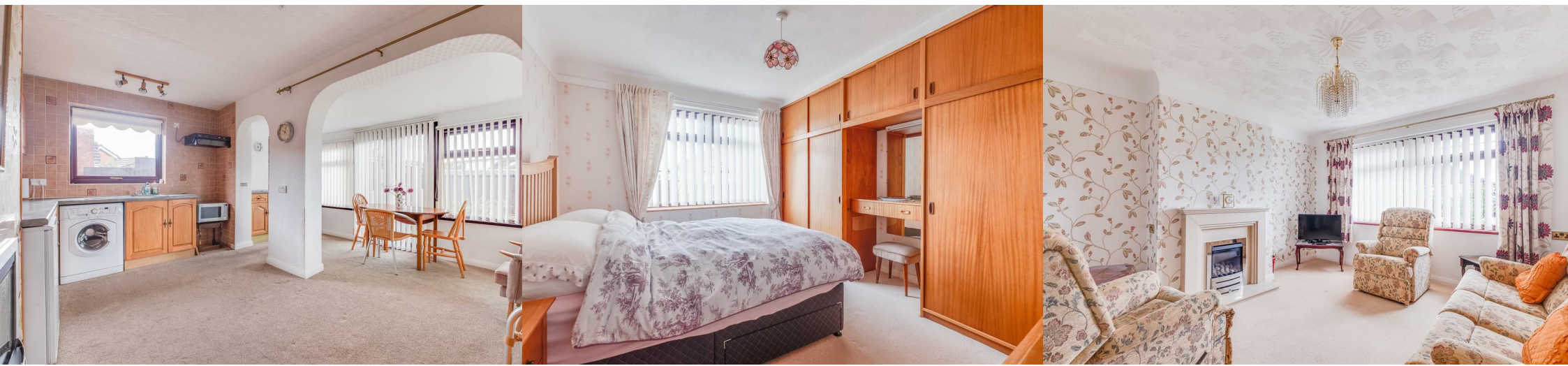
10'10 x 12'03 (3.30m x 3.73m)

## Second Bedroom / Dining Room

10'00 x 13'05 (3.05m x 4.09m)


## Bathroom

5'05 x 7'02 (1.65m x 2.18m)

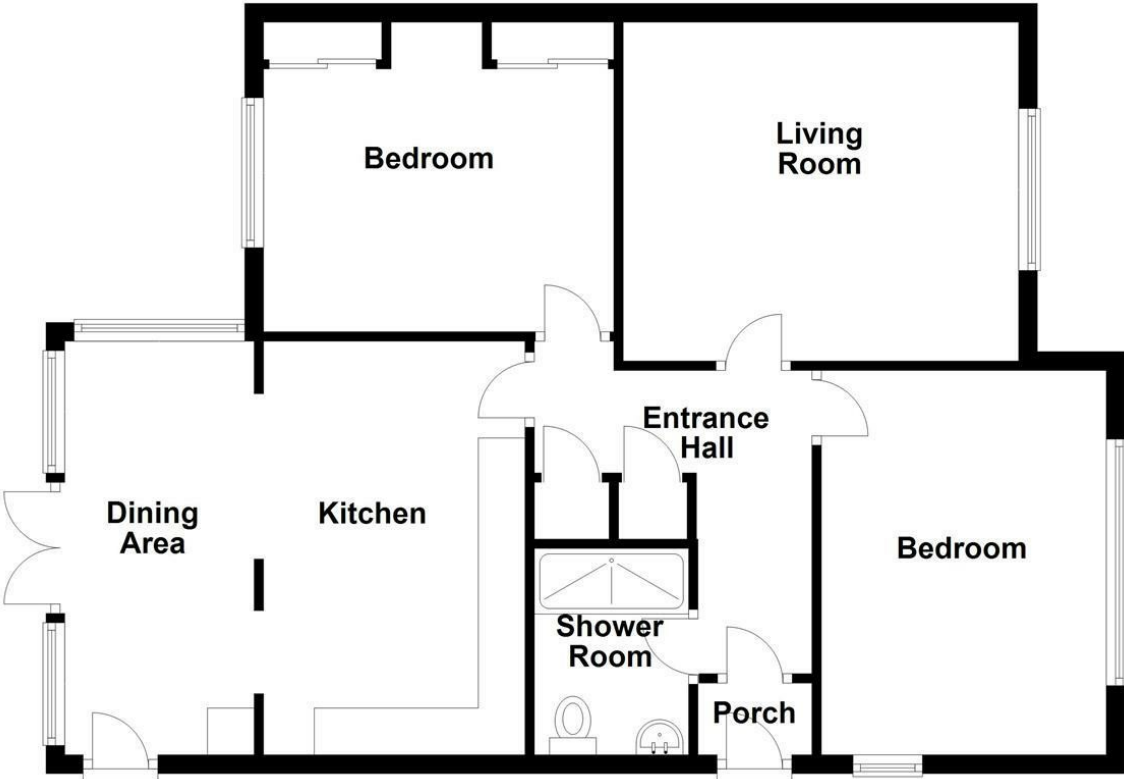




# EPC & Floor Plan

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</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<br>2002/91/EC |  |

**Ground Floor**  
Approx. 76.6 sq. metres (824.0 sq. feet)

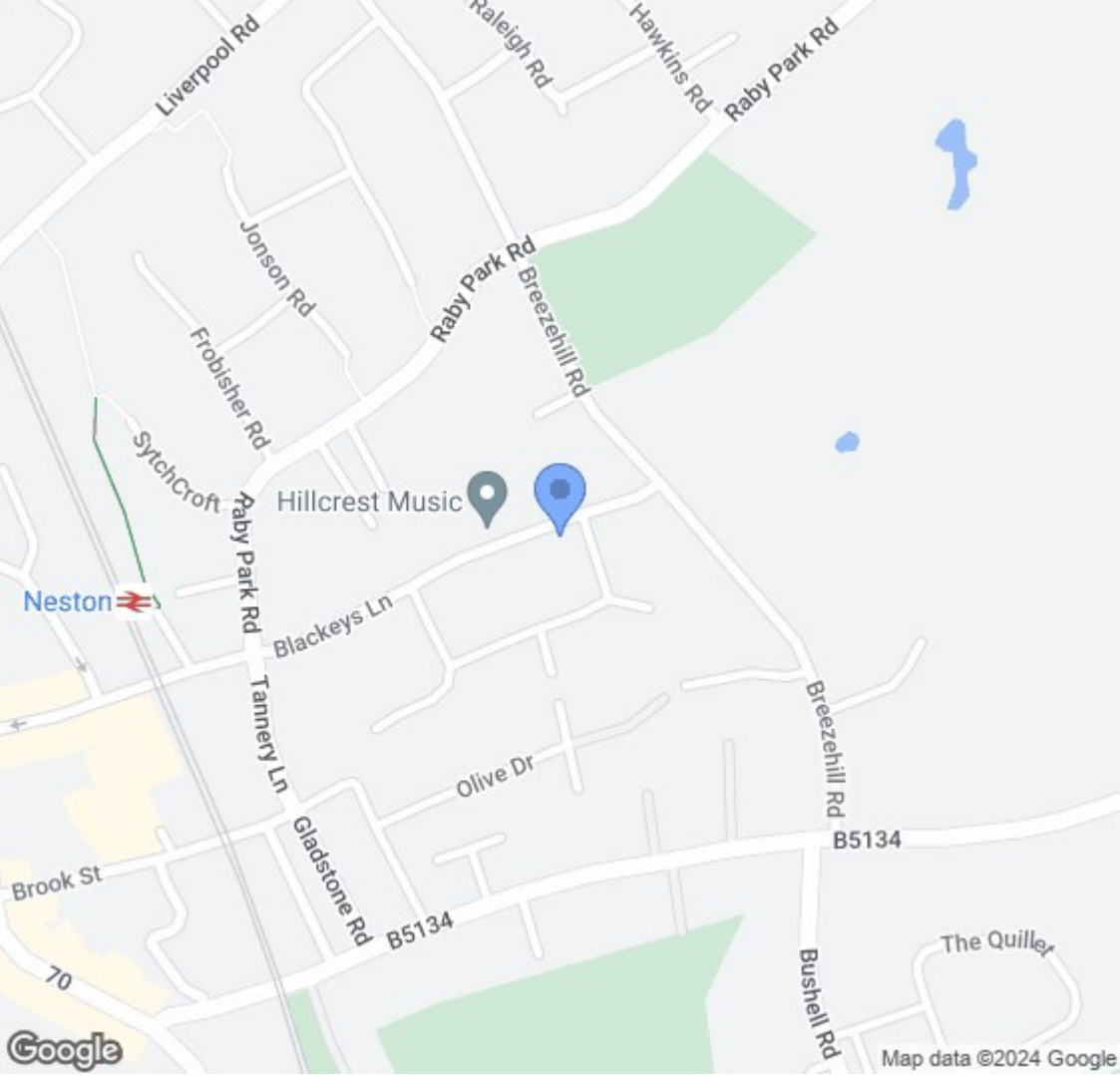
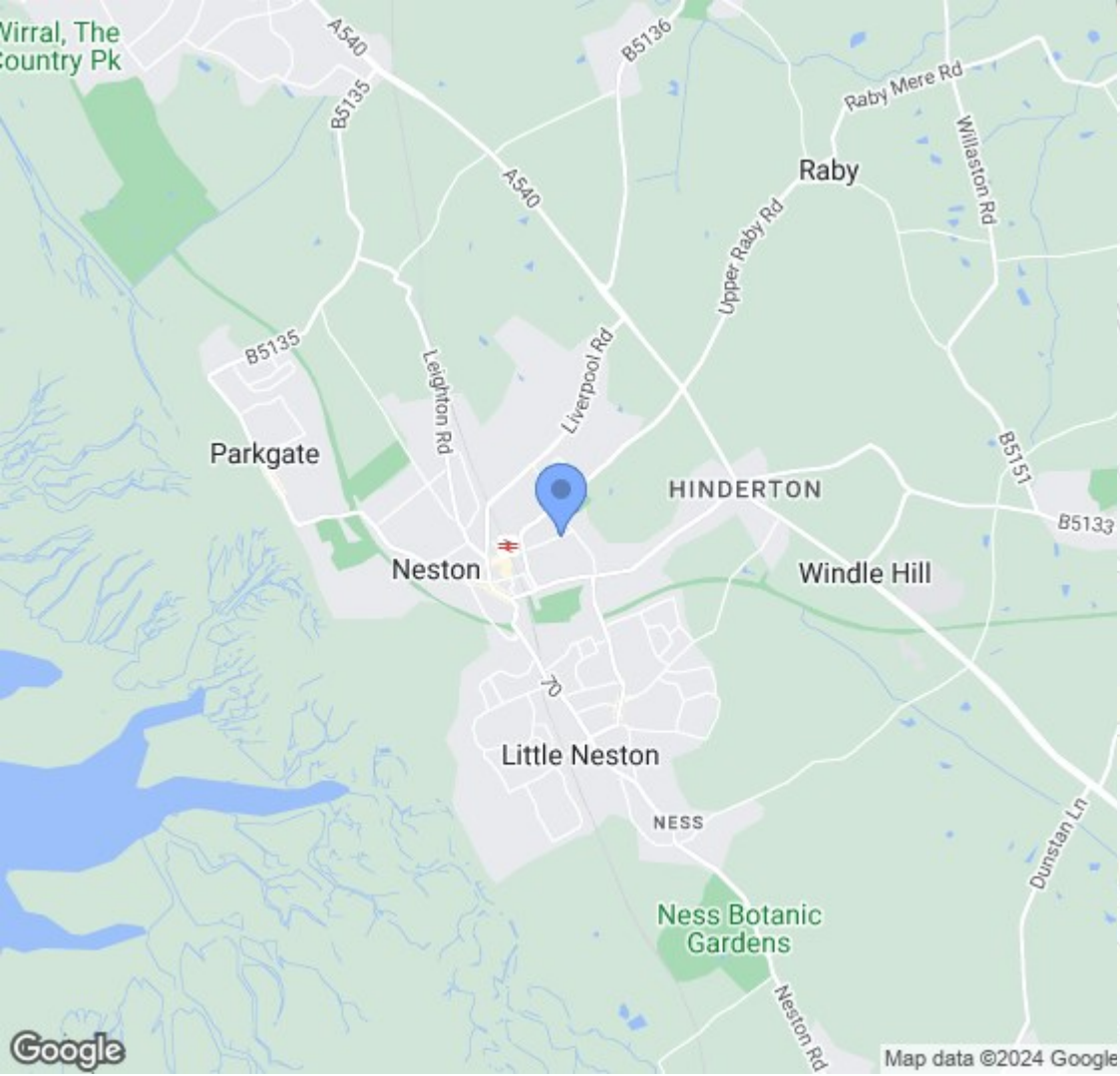


Total area: approx. 76.6 sq. metres (824.0 sq. feet)

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

# 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