

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



4



2



2



C

## 2 Colliery Green Drive Neston

£1,300 Per Month Per Month



- Detached Property
- Three First Floor Bedrooms & Bathroom
- Fourth Ground Floor Bedroom and Shower Room
- Two Reception Rooms
- Kitchen with Oven
- W.C.
- Off Road Parking & Carport
- Good-sized rear garden with decking
- Unfinished
- Council Tax Band: C (Cheshire West & Chester)

Located in the desirable, much sought after area of Little Neston is this detached home set on a large corner plot offering generous and versatile living space with a self contained ground floor accommodation. The property benefits from views across the Dee Estuary and to the Welsh Hills beyond. Country and coastal walks or cycle trails are on your doorstep either along The Wirral Way, or at the Marshes where you can head towards Parkgate for an ice-cream or Burton for some bird-watching.

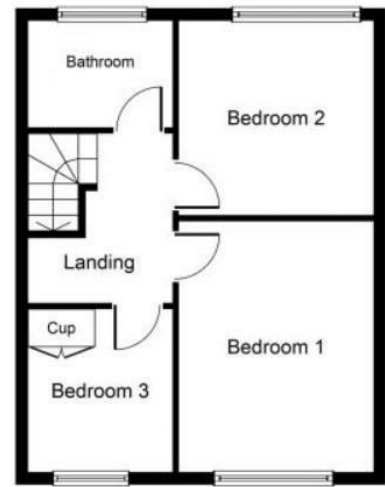
The property is unfurnished and the accommodation briefly comprises an entrance hall with under stairs storage cupboard, sitting room, dining room, kitchen with oven and a downstairs WC. There is a self contained area on the ground floor with its own separate access which includes a bedroom shower room and kitchenette with sink and space for cooker and fridge. Upstairs offers two double bedrooms, a single bedroom and a family bathroom. The front garden is low maintenance and has plenty of off road parking and a car port. The rear garden offers a lawn, storage shed and decked seating area and a paved patio area.

Little Neston offers local shops within a walk-able short distance and further facilities are available at Neston town centre offering supermarkets, restaurants, local schools and recreational facilities. Bus services are available connecting you to Chester and Liverpool. The train station connects Neston to Liverpool and North Wales. Chester High Road links Little Neston to the rest of the North West and Wales via the motorway network. Both Liverpool and Manchester Airports are approximately 45 minutes' drive away.

The property is available at the beginning of September and early viewing is recommended.



**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 or tenant. 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hallway**

**Lounge**  
15'3" x 10'9"

**Dining Room**  
7'8" x 10'3"

**Kitchen**  
8'0" x 12'4"

**Bedroom Four/Study**  
11'6" x 7'10"

**Shower Room**  
4'7" max x 6'5" max

**Landing**

**Bedroom One**  
12'9" x 10'0"

**Bedroom Two**  
10'3" x 10'0"

**Bedroom Three**  
9'7" x 6'7"

**Bathroom**  
5'5" x 6'6"











