

DRAFT DETAILS

Constables
SALES & LETTINGS



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The Hawthorns Neston Road

£725,000



- Four / Five Bedroom Detached Home
- Large Lounge-Dining Room
- Games Room, Office & Utility Room
- Two Bathrooms & W.C.
- Exclusive Ness Location
- Large Private Plot
- Garage and Off Road Parking
- Mains Drainage and Heating
- Close to Local Amenities
- Council Tax Band: F (Cheshire West & Chester)

Constables are delighted to offer to the market this exceptional four / five bedroom detached family home on an exclusive plot of Neston Road in Ness. This property offers spacious and versatile accommodation with all of the advantage on a semi rural property whilst still being within close proximity of shops, amenities and bus routes.

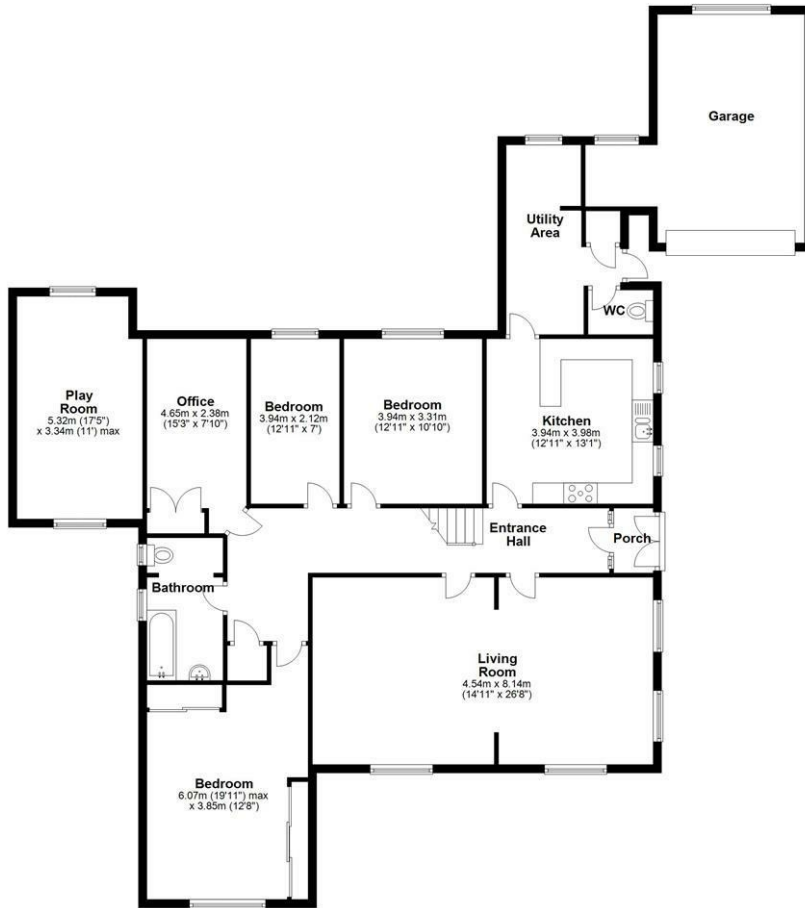
The property briefly comprises; entrance hall, open plan lounge and dining room with original wood block French Oak flooring and feature fireplace, kitchen with a wide range of low and high level storage and handy utility room and W.C. off. There are two double bedrooms and a single bedroom on the ground floor along with a family bathroom. The ground floor accommodation also includes a study and games room.

To the first floor there are two large bedrooms. On bedroom has an en-suite bathroom. Off the main bedroom upstairs there is a large walk in loft area that could be converted subject to the relevant permissions.

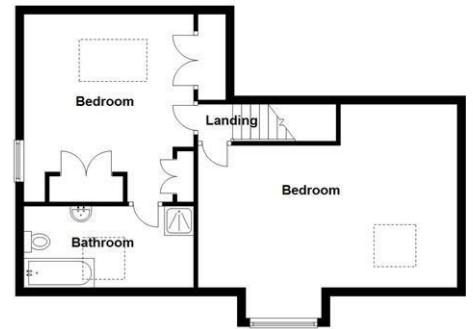
Externally to the front of the property there is off road parking for several cars along with access to the garage and a large section laid to lawn. To the rear of the property there is a private rear garden with mature hedgerows, borders and well established trees, this garden backs onto the village hall green.

This property really needs to be viewed to fully appreciate what is on offer.

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 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		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		



Ground Floor

Entrance Hall

Lounge

15'10" x 14'9"

Dining Room

14'6" x 12'1"

Kitchen

13'0" x 12'6"

Utility

7'8" x 5'10"

Study

15'3" x 7'10"

Games Room

18'0" x 9'9"

Master Bedroom

14'9" x 11'4"

Bedroom Two

12'11" x 10'10"

Bedroom Three

12'11" x 6'11"

Ground Floor Bathroom

11'2" x 5'4"

First Floor

Third Bedroom

14'10" x 13'3"

En-suite

13'3" x 6'3"

Fourth Bedroom

20'2" max x 14'2" max

Loft Space

overall 24'10"n x 7'7" excluding eaves

