

DRAFT DETAILS

Constables
SALES & LETTINGS



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1 Church Lane Neston CH64

£360,000 Offers Over



- Semi-Detached Period Property
- Close to Neston town Centre and The Wirral Way
- Three Double Bedrooms
- Kitchen-Dining Room
- Separate Lounge
- Enclosed Rear Garden
- Several Outbuildings
- Well-Presented Throughout
- No Onward Chain

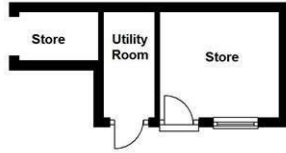
Constables are delighted to offer for sale this stunning three bedroom period home located along a quiet lane in the heart of Neston. The property is has just undergone a careful renovation to modernise the property whilst retaining all of the original design and charm of the property.

The accommodation comprises; vestibule entrance with tiled floor and coat storage, hallway with under stairs storage, lounge with period open fire and stunning bay windows, double glazed with original stained glass design, modern open plan kitchen-dining room with newly fitted kitchen, patio doors out to the garden and an integrated oven and hob.

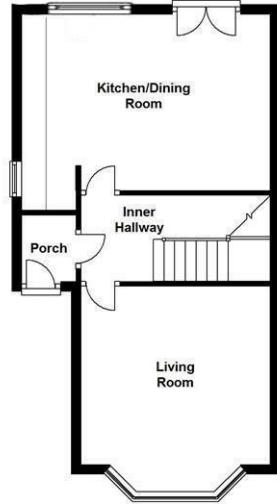
To the first floor are three double bedrooms featuring heigh ceilings, character style radiators and original fireplaces in the master and second and a modern recently fitted family bathroom with double base shower and victorian tiled flooring

Outside there is an enclosed rear garden with lawn, patio and three outhouses with electricity connected.

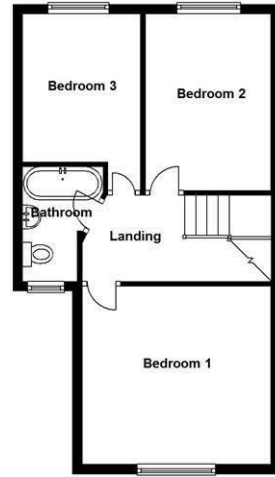
The property is offered for sale with no onward chain and early viewing is highly recommended.



Ground Floor



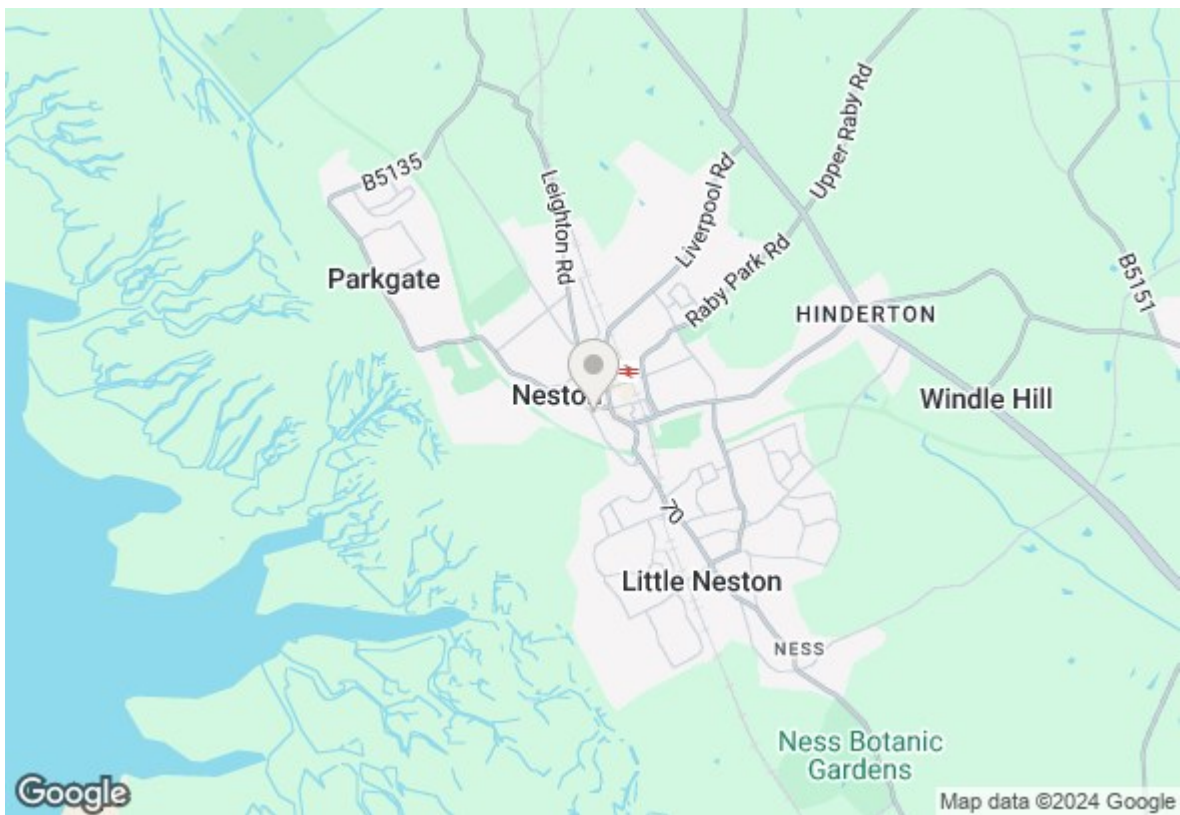
First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other 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		87
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Location

The property is located in a much sought after location along a quiet lane in market town of Neston. It is also a short distance to the conservation village of Parkgate in Cheshire. Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafés. A weekly market is also held on a Friday. There are bus links and a train station in the town centre. The coastal village of Parkgate has a number of restaurants, pubs and cafés and is popular with bird watchers and walkers along The Wirral Way; there is an access point to the Wirral Way on Church Lane.

The property falls in the catchment area for a number of primary schools, Neston High school and Grammar schools at Caldy, West Kirby and Wirral.

The A540 is approximately 1.5 miles away via Liverpool Road this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distance:

Chester: 11 miles

Liverpool: 12 miles

Liverpool Airport: 30 miles

Manchester Airport: 39 miles

Manchester: 45 miles

Vestibule Entrance

Hallway

Lounge

13'11" x 12'9"

Kitchen-Dining Room

17'3" into alcove x 11'10"

Landing

Bedroom One

12'8" x 12'

Bedroom Two

11'11" max x 8'5"

Bedroom Three

11'11" max x 8'5"

Bathroom

