



**Constables**  
SALES & LETTINGS

Bridge Street , Neston

£150,000



Constables is delighted to offer for sale this immaculately presented cottage located in the heart of Neston town centre. The property is available with no onward chain and offers deceptively spacious accommodation that comprises lounge, kitchen, cloakroom, two bedrooms and a bathroom (please note, the bathroom is accessed via bedroom two) Outside the property has an enclosed courtyard style garden and an allocated parking space. The property is set back from Bridge Street directly behind Rightway hardware store and is accessed via a private driveway. Early Viewing is Recommended.



# Constables

SALES & LETTINGS

- Terraced Cottage
- Lounge & Kitchen-Diner
- No Onward Chain
- Two Bedrooms
- Ground floor W.C.
- Tenure: Freehold
- Neston Town Centre Location
- Enclosed Rear Courtyard
- Council Tax Band: B

**Lounge**

11'8" x 11'11" (3.57m x 3.65m)

**Inner Hall**

**Kitchen**

12'0" x 9'4" (3.66m x 2.85m)

**Rear Hall**

**Cloakroom**

**Landing**

**Bedroom One**

9'3" x 11'11" (2.82m x 3.65m)

**Bedroom Two**

11'7" x 6'10" (3.55m x 2.09m)

**Bathroom**


11'7" x 4'7" (3.55m x 1.41m)

**Garden**



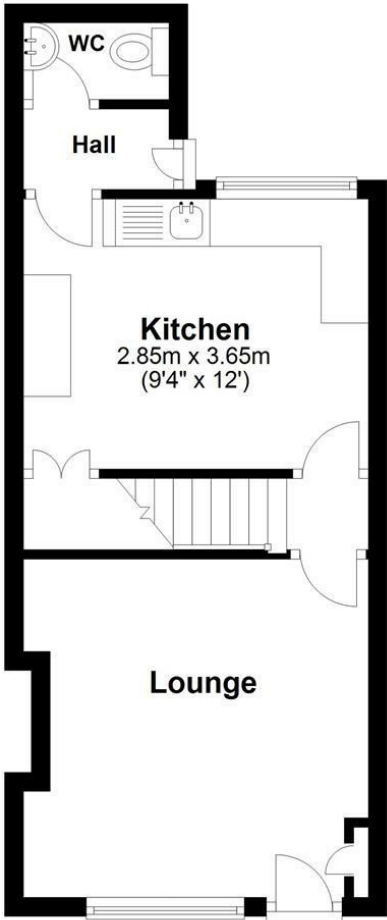


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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 2002/91/EC	

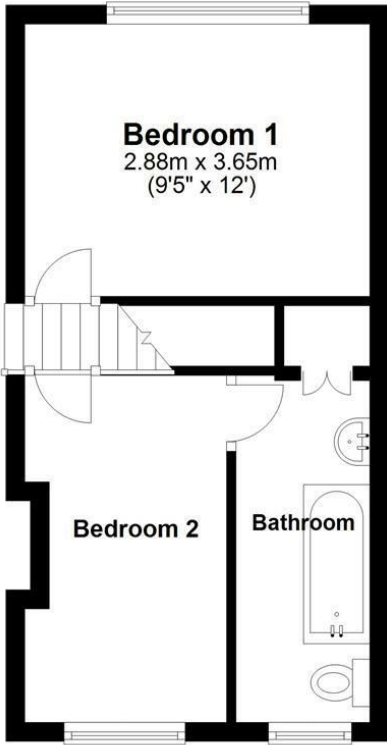
## Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)

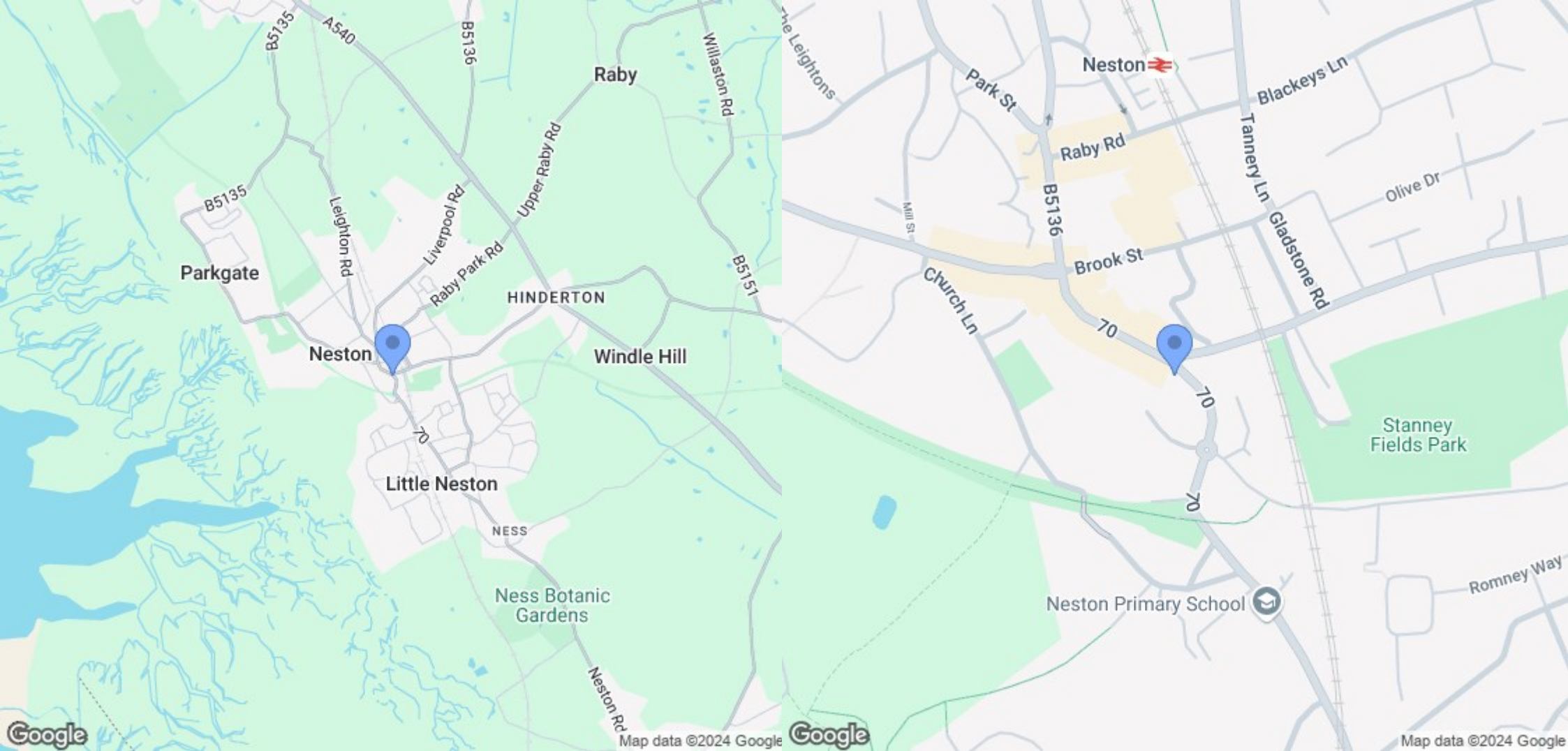


## First Floor

Approx. 26.6 sq. metres (285.9 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 sq. feet)



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