

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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**29 Frobisher Road Neston**

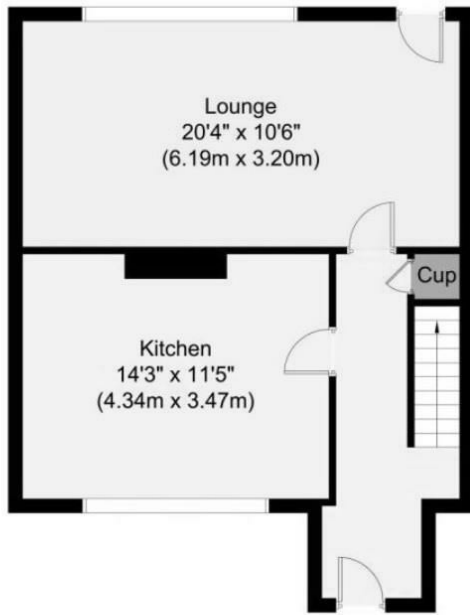
**£145,000**



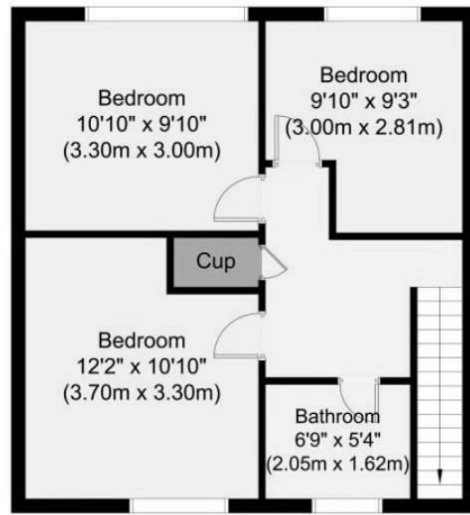
- Three Bedroom Mid-Terraced House
- Ideal First Time Buy or Buy-to-Let Investment
- Close to Town Centre
- Lounge-Diner
- Kitchen-Breakfast Room
- Rear Garden
- New boiler fitted
- No Onward Chain
- Council Tax Band: A

Constables is delighted to offer for sale this three bedroom mid-terraced property located a short distance from Neston town centre.

The property is offered for sale with no onward chain and it would make an ideal buy-to-let investment or first time buy. The property offers great potential for a buyer to put their own stamp on it and some modernisation is required. A new boiler has recently been installed. The accommodation comprises entrance hallway, kitchen-breakfast room, lounge-diner, three bedrooms and a bathroom. Externally there is an enclosed rear garden with an outbuilding ideal for storage.



GROUND FLOOR

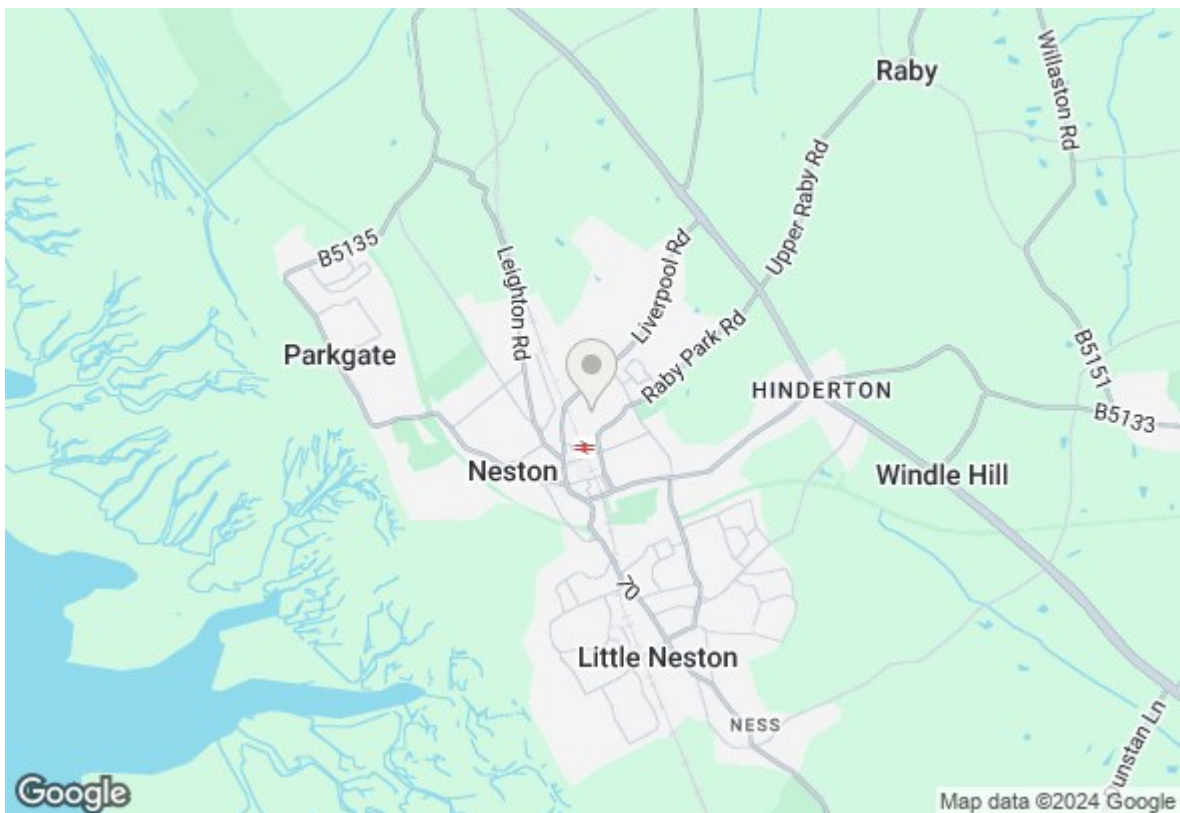


FIRST FLOOR

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. 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>79</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Hallway**

**Kitchen-Breakfast Room**

**14'3" x 11'5"**

**Lounge**

**20'4" x 10'6"**

**Landing**

**Bedroom One**

**12'2" x 10'2"**

**Bedroom Two**

**10'10" x 9'10"**

**Bedroom Three**

**9'10" max x 9'3"**

**Bathroom**

**6'9" x 5'4"**

