



**Constables**  
SALES & LETTINGS

Victoria Road

Little Neston, Neston

£425,000



We are delighted to present "Hollybrae," a beautifully renovated and immaculately presented three-bedroom detached bungalow on Victoria Road in Little Neston. Meticulously modernized by the current owners, this home enjoys a prime location just a stone's throw from excellent local amenities, convenient transport links, and within the catchment area of highly regarded schools, including the outstanding Woodfall Primary School.

The property has undergone significant improvements in recent years, including a complete rewire, new windows installed, and a stylishly refitted modern kitchen and bathroom. The accommodation includes an inviting entrance hallway to a spacious open-plan kitchen, dining, and living area at the rear. There are three generously sized double bedrooms, one of which benefits from an en-suite shower room and a well-appointed family bathroom featuring both a bath and a shower.

Externally, the property offers a large tarmac and gravel driveway at the front, providing ample off-road parking and turning space for multiple vehicles. Double gates to one side allow for additional vehicle access, alongside a log store and a secondary gate leading to the rear garden.

The rear garden is a private, southwest-facing haven, mainly laid to lawn with secure boundaries and a wrap-around patio area. It also provides access to the garage and a detached outbuilding, currently utilized as a home bar, offering a versatile space for entertaining or relaxation. This exceptional property is ready to welcome its new owners and must be viewed to be fully appreciated.





- Three Bedroom Detached Bungalow
- Modern Fit and Finish
- Council Tax Band D

- Highly Sought After Location
- South Facing Rear Garden
- Generous Off Road Parking

- Recently Refurbished Throughout
- Amazing Garden Bar



## Entrance Hall

## Open Plan Kitchen / Diner / Lounge

25'1" x 15'8" (7.65m x 4.80m)

## Master Bedroom

12'4" x 9'8" (3.76m x 2.95m)

## En-Suite

7'4" x 3'8" (2.24m x 1.12m)

## Second Bedroom

12'7" x 9'10" (3.84m x 3.02m)

## Third Bedroom

12'0" x 8'2" (3.66m x 2.51m)

## Bathroom

9'8" x 6'3" (2.97m x 1.93m)

## Detached Garage

## Garden Bar

## Location Description Neston

Nestled in the heart of the Wirral

Peninsula, Neston is a charming market town that effortlessly combines picturesque surroundings with modern living. Known for its rich history, the town offers a blend of period properties, traditional cottages, and contemporary homes. Its idyllic location, just a short distance from the bustling cities of Chester and Liverpool, makes it a perfect choice for those seeking a peaceful retreat with easy access to urban amenities.

The town is set against the backdrop of scenic countryside and is close to the River Dee, providing ample opportunities for outdoor activities like walking, cycling, and birdwatching. Neston's charming high street features a variety of independent shops, cafes, and restaurants, creating a

vibrant community atmosphere. With excellent local schools, healthcare facilities, and a strong sense of community, Neston is ideal for families, retirees, and commuters alike.

Neston also offers convenient transport links, including easy access to the M53 motorway, making it well-connected for both work and leisure. Whether you're looking for a historic home in the town center or a modern family property on the outskirts, Neston offers a perfect balance of village charm and contemporary convenience.








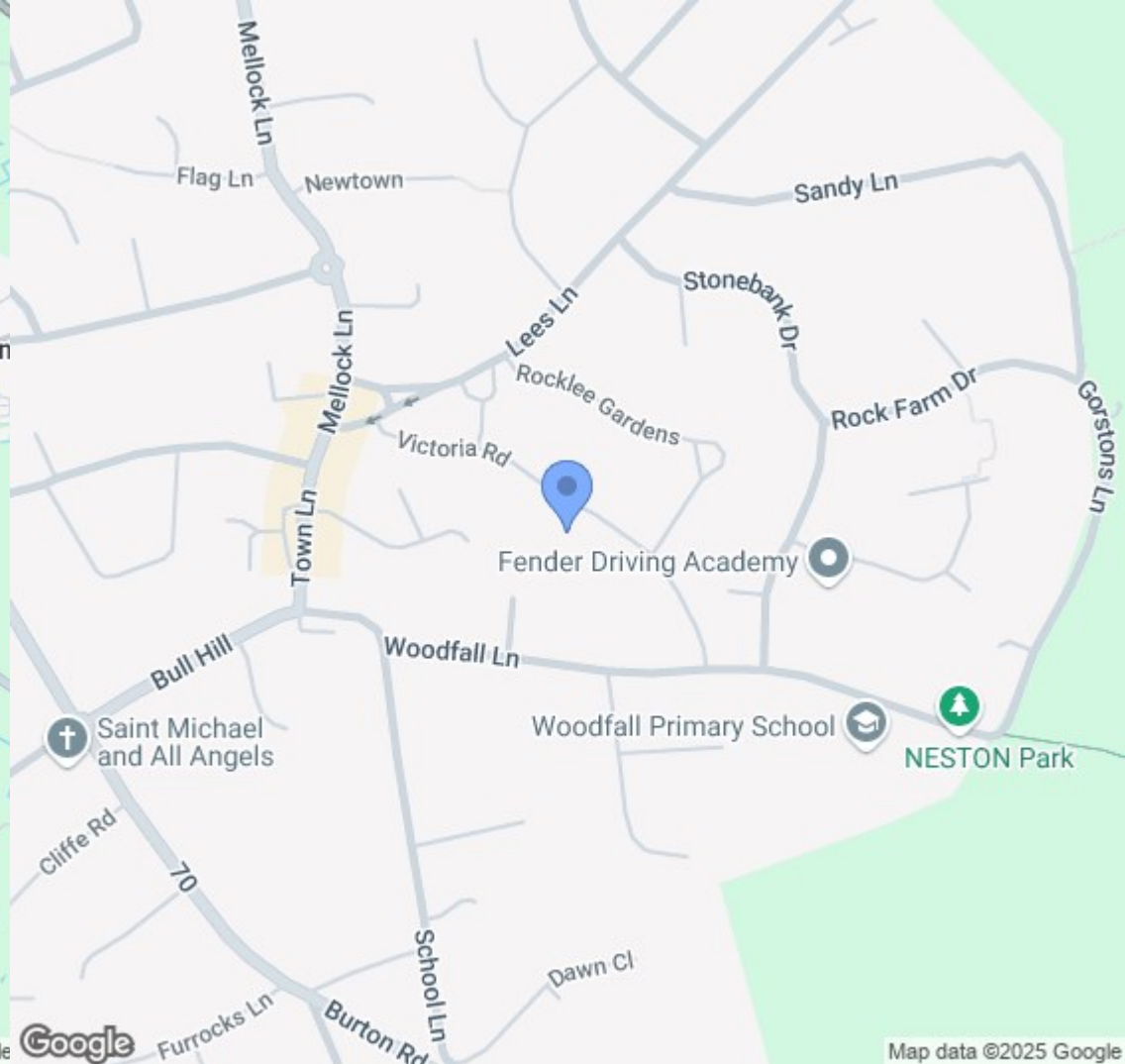
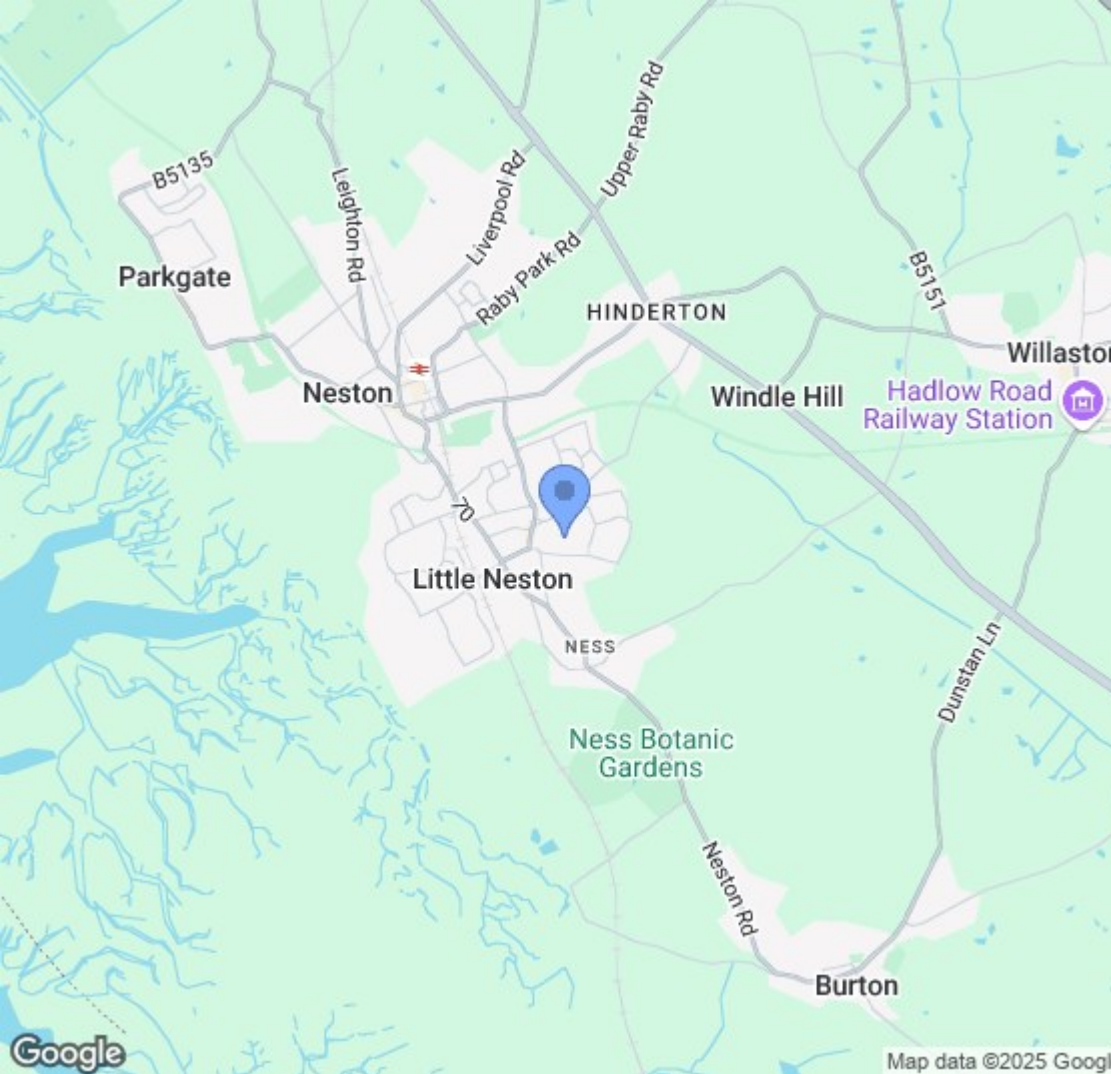


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>67</div>	<div>84</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



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