



Constables
SALES & LETTINGS

Tannery Lane , Neston

£299,950



Constables is delighted to offer for sale this spacious detached bungalow that is located within walking distance of Neston town centre. The property has been renovated and is well-presented throughout including new windows, external render and new boiler and the garden has been landscaped.

Planning permission has also been approved for demolition of the rear sun room and a single storey extension constructed to create an open plan kitchen-living space overlooking the garden. Planning application number: 22/00825/FUL (Cheshire West & Chester)

The accommodation comprises, entrance hallway with built in storage cupboard and W.C. Lounge-dining room with inset electric flame fire, modernised kitchen, three bedrooms a bathroom and a large sun room/lean to. Externally there are two driveways and a garage at the front and at the rear there is a landscaped garden with patio, lawn and timber shed. The property is offered for sale with no onward chain and early viewing is recommended,



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- Detached Bungalow
- Spacious Lounge-Dining Room
- Enclosed Rear Garden
- Council Tax Band: D
- Close to Town Centre
- Modern Finish
- Off Road Parking & Garage
- Three Bedrooms
- New Boiler & Windows
- Tenure: Freehold

Entrance Hallway

Lounge-Dining Room

22'1" x 13'5" (6.73m x 4.09m)

Kitchen

10'10" x 10'2" (3.30m x 3.10m)

Bedroom One

22'1" x 9'1" (6.73m x 2.77m)

Bedroom Two

9'1" x 8'7" (2.77m x 2.62m)

Bedroom Three

9'2" x 8'9" (2.79m x 2.67m)

Bathroom

10'3" x 6'2" (3.12m x 1.88m)

W.C.


Sun Room/Lean To

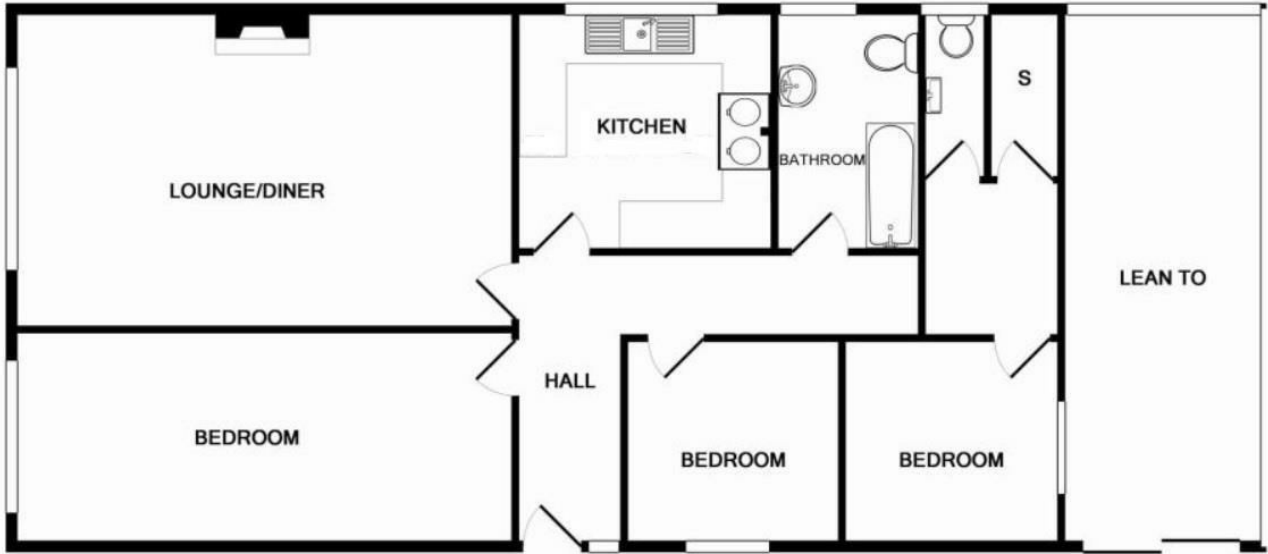
19'5" x 8'7" (5.92m x 2.62m)



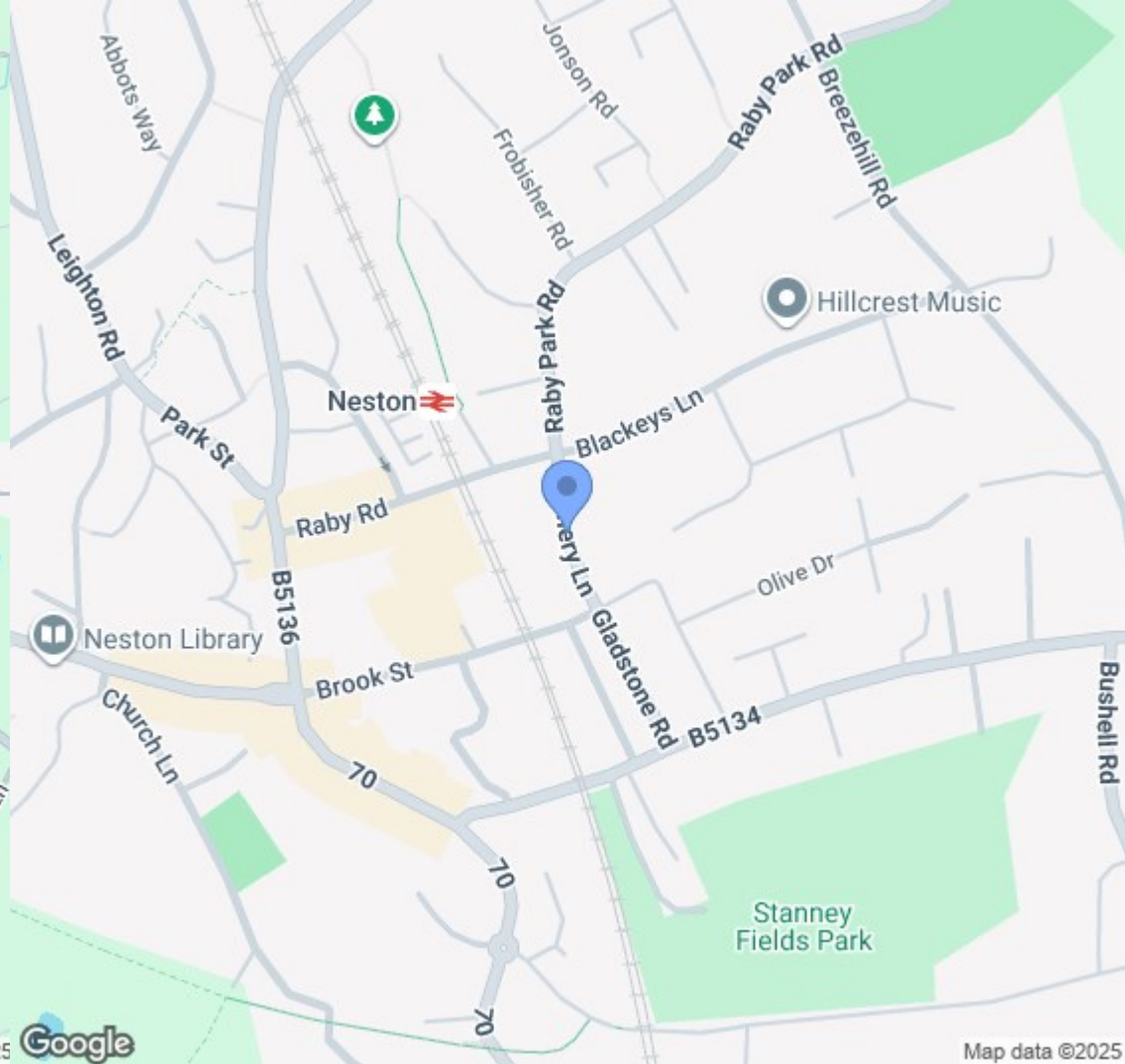
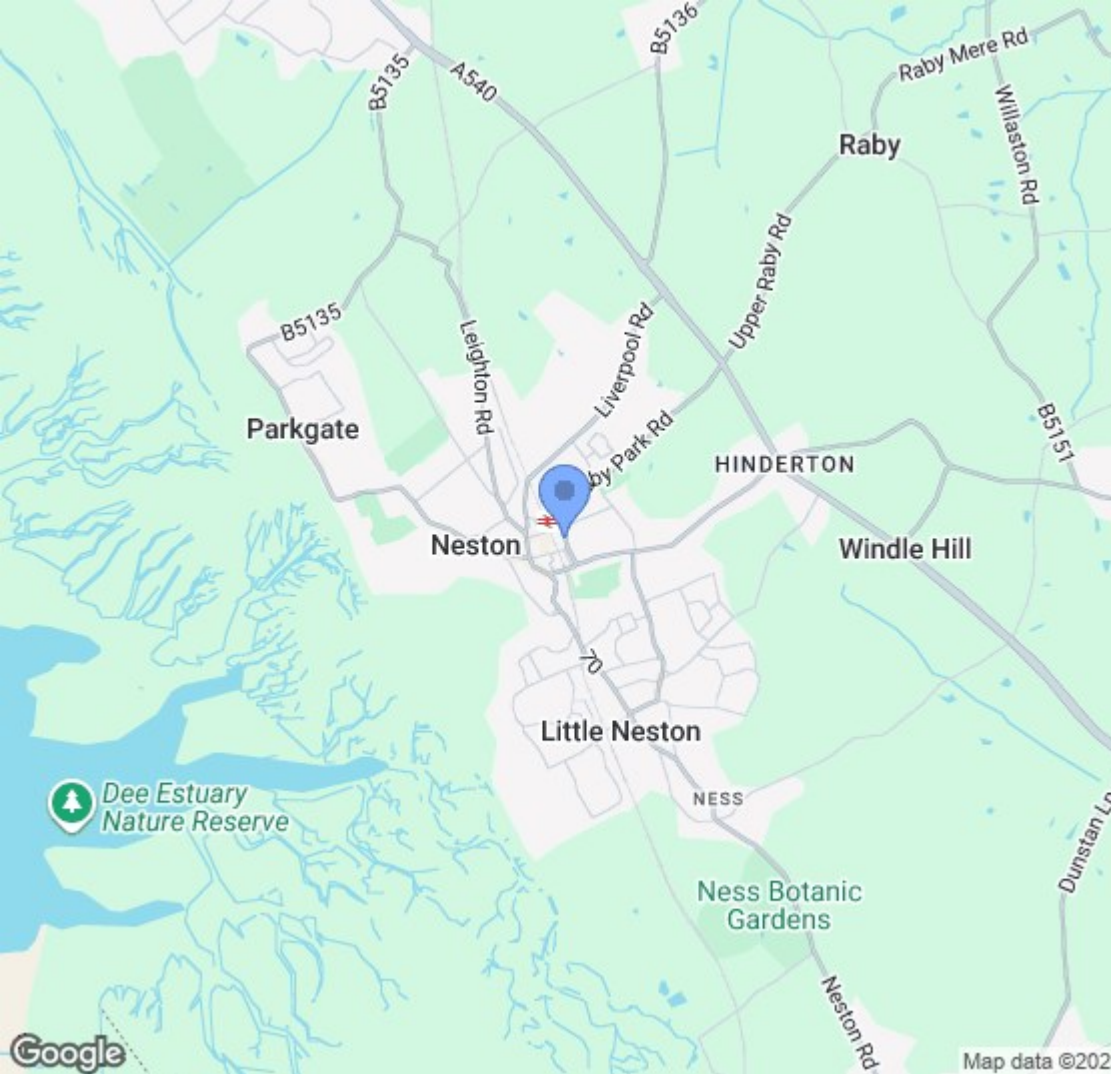


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(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 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



Location Map

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S A L E S & L E T T I N G S

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