

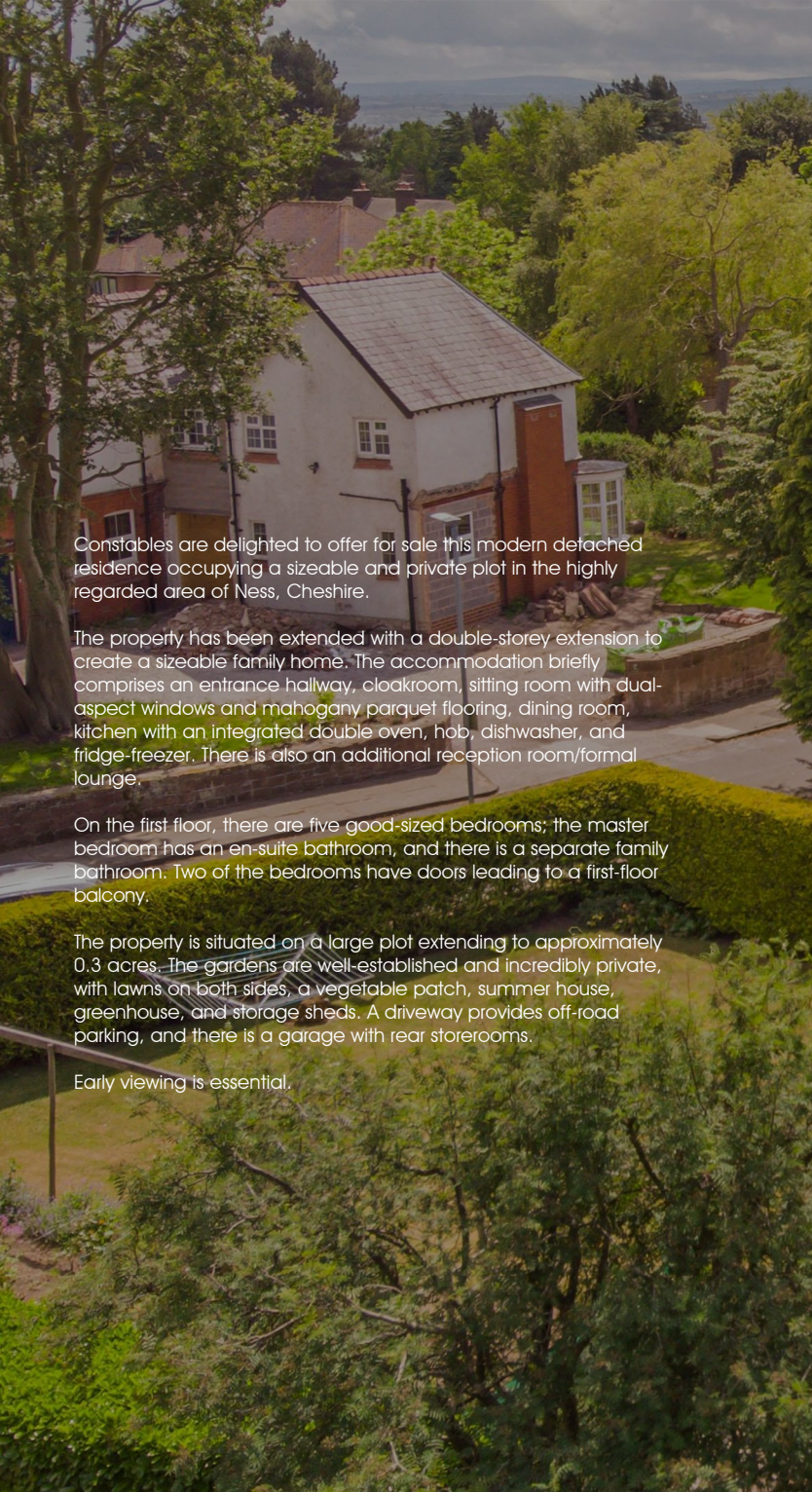


Constables
SALES & LETTINGS

Holt Hey

Ness, Neston

£635,000



Constables are delighted to offer for sale this modern detached residence occupying a sizeable and private plot in the highly regarded area of Ness, Cheshire.

The property has been extended with a double-storey extension to create a sizeable family home. The accommodation briefly comprises an entrance hallway, cloakroom, sitting room with dual-aspect windows and mahogany parquet flooring, dining room, kitchen with an integrated double oven, hob, dishwasher, and fridge-freezer. There is also an additional reception room/formal lounge.

On the first floor, there are five good-sized bedrooms; the master bedroom has an en-suite bathroom, and there is a separate family bathroom. Two of the bedrooms have doors leading to a first-floor balcony.

The property is situated on a large plot extending to approximately 0.3 acres. The gardens are well-established and incredibly private, with lawns on both sides, a vegetable patch, summer house, greenhouse, and storage sheds. A driveway provides off-road parking, and there is a garage with rear storerooms.

Early viewing is essential.



Constables

SALES & LETTINGS

- Detached Property
- Two Bathrooms
- Highly Sought After Location
- Five Bedrooms
- Large and Private Plot
- Three Reception Rooms
- Garage

Location

The property is located in the much sought after semi-rural area of Ness. Ness is situated on the outskirts of Neston and has a village pub and botanical gardens to enjoy.

The RSPB Dee Estuary Nature Reserve is also close by providing access to the Wirral Way and Dee Marshes cycle path. The location is ideal for the outdoor enthusiast with many walking, cycling and dog walking routes on the doorstep.

The market town of Neston is approximately 1 mile away. Neston offers a comprehensive range of amenities including supermarkets, independent retailers as well as a number of restaurants, inns and cafes. A weekly market is held on a Friday.

Chester High Road is a short drive away which gives access to the motorway network and larger commercial centres of the region. The property is also in the catchment area for highly regarded primary, secondary and Grammar schools.

There are many sporting and leisure facilities on the Wirral including Royal Liverpool Golf Club, Neston Cricket Club, West Kirby sailing club.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 29 miles. Manchester Airport: 39 miles.

Entrance Hallway

6'7" x 5'11" (2.01m x 1.80m)

Cloakroom

4'6" x 4'7" (1.37m x 1.40m)

Sitting Room

25'6" x 13'1" (7.77m x 3.99m)

Dining Room

13' x 9'10" (3.96m x 3.00m)

Kitchen

11'5" x 8'9" (3.48m x 2.67m)

Formal Lounge

25'7" x 11'11" (7.80m x 3.63m)

Landing

Bedroom One

15'11" x 11'11" (4.85m x 3.63m)

En-suite Bathroom

9'4" x 11'11" (2.84m x 3.63m)

Bedroom Two

11'11" x 12'9" (3.63m x 3.89m)

Bedroom Three

11'7" x 9'4" (3.53m x 2.84m)

Bedroom Four

11'5" x 9'1" (3.48m x 2.77m)

Bedroom Five

8'4" x 9'11" (2.54m x 3.02m)

Bathroom

Garage

approx 16'11" x 8'7" (approx 5.16m x 2.62m)


Images

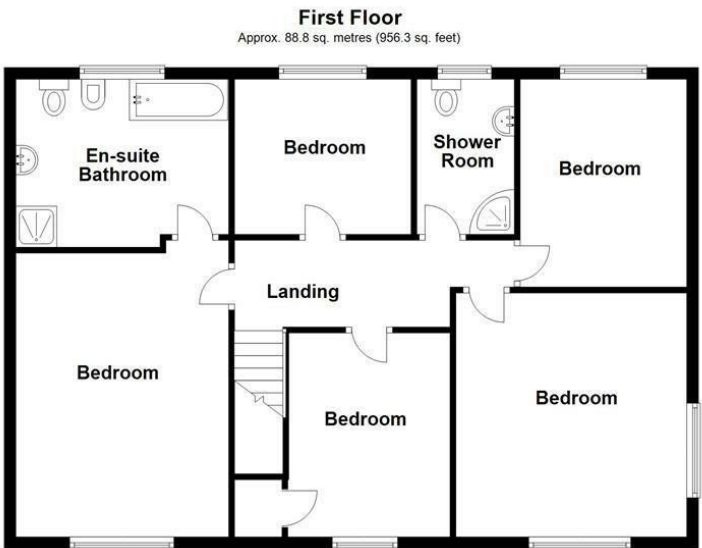
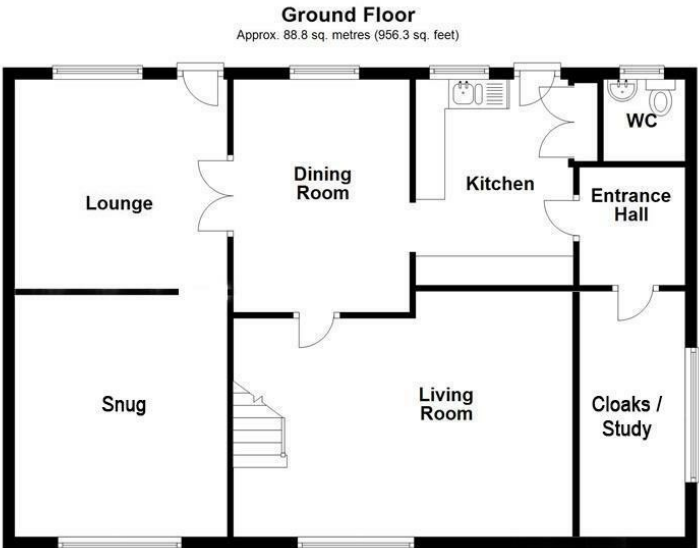
Due to weather conditions external images used were taken in 2021





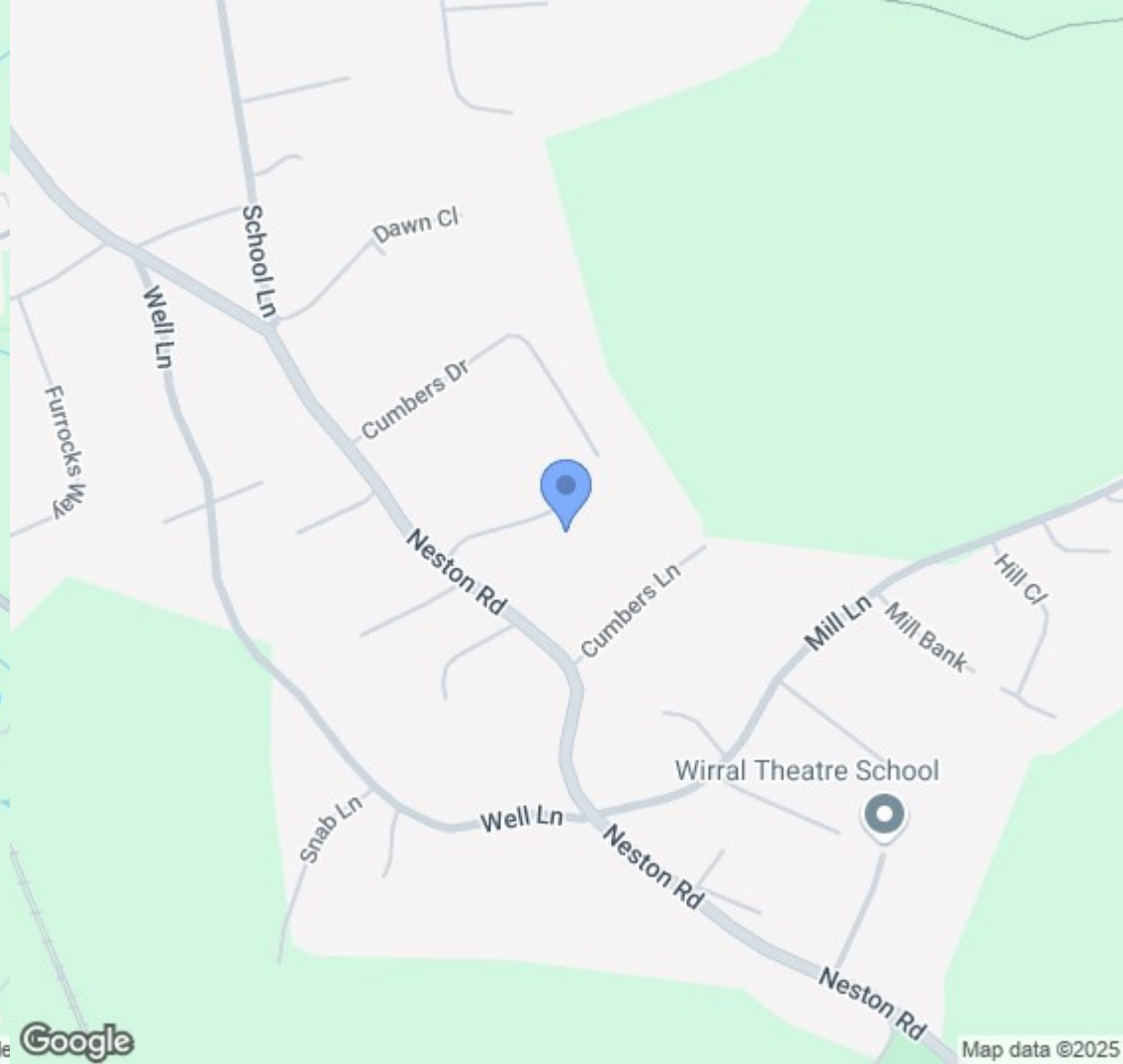
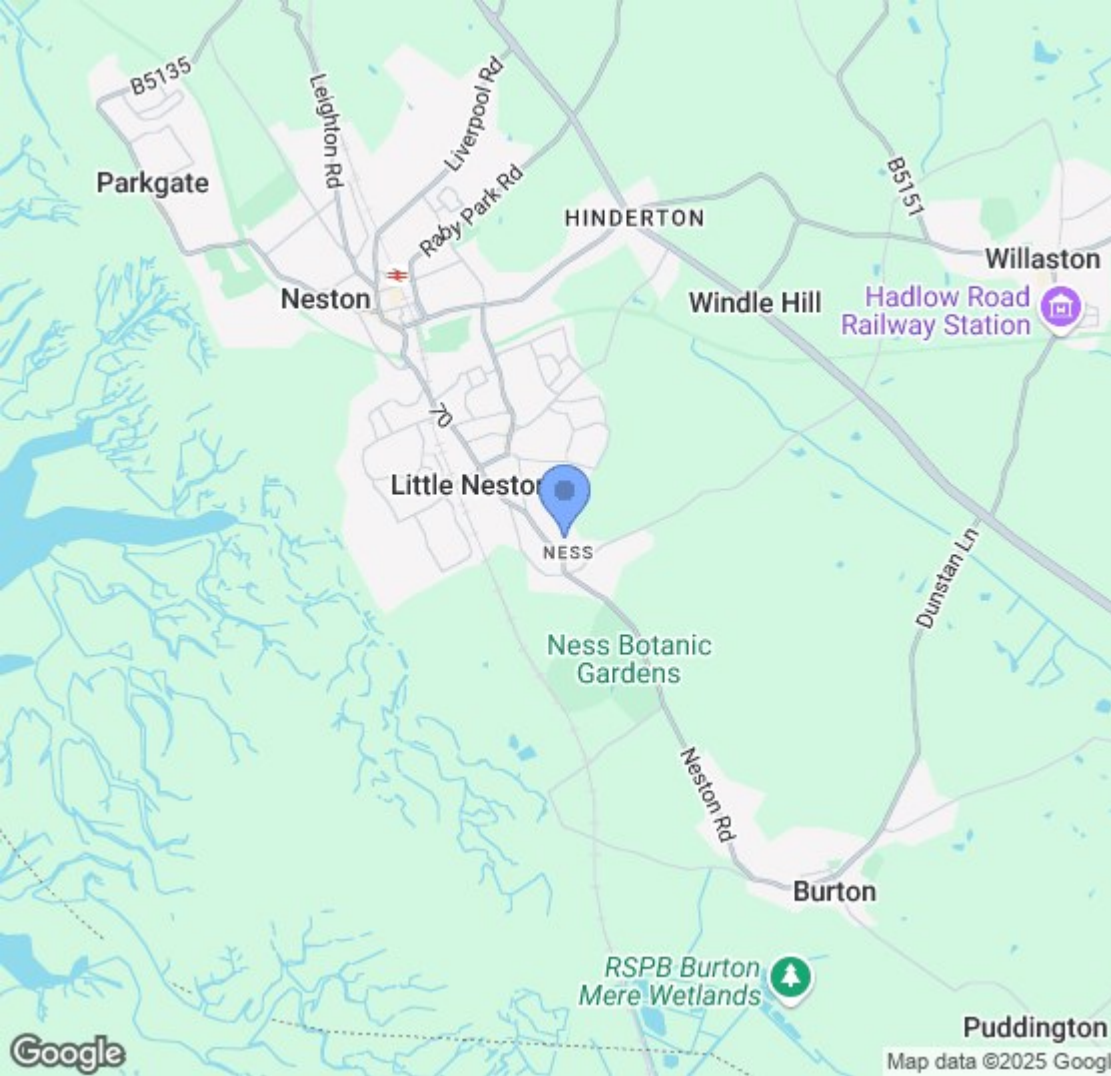
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



Total area: approx. 177.7 sq. metres (1912.6 sq. feet)

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.



Location Map

Constables

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