



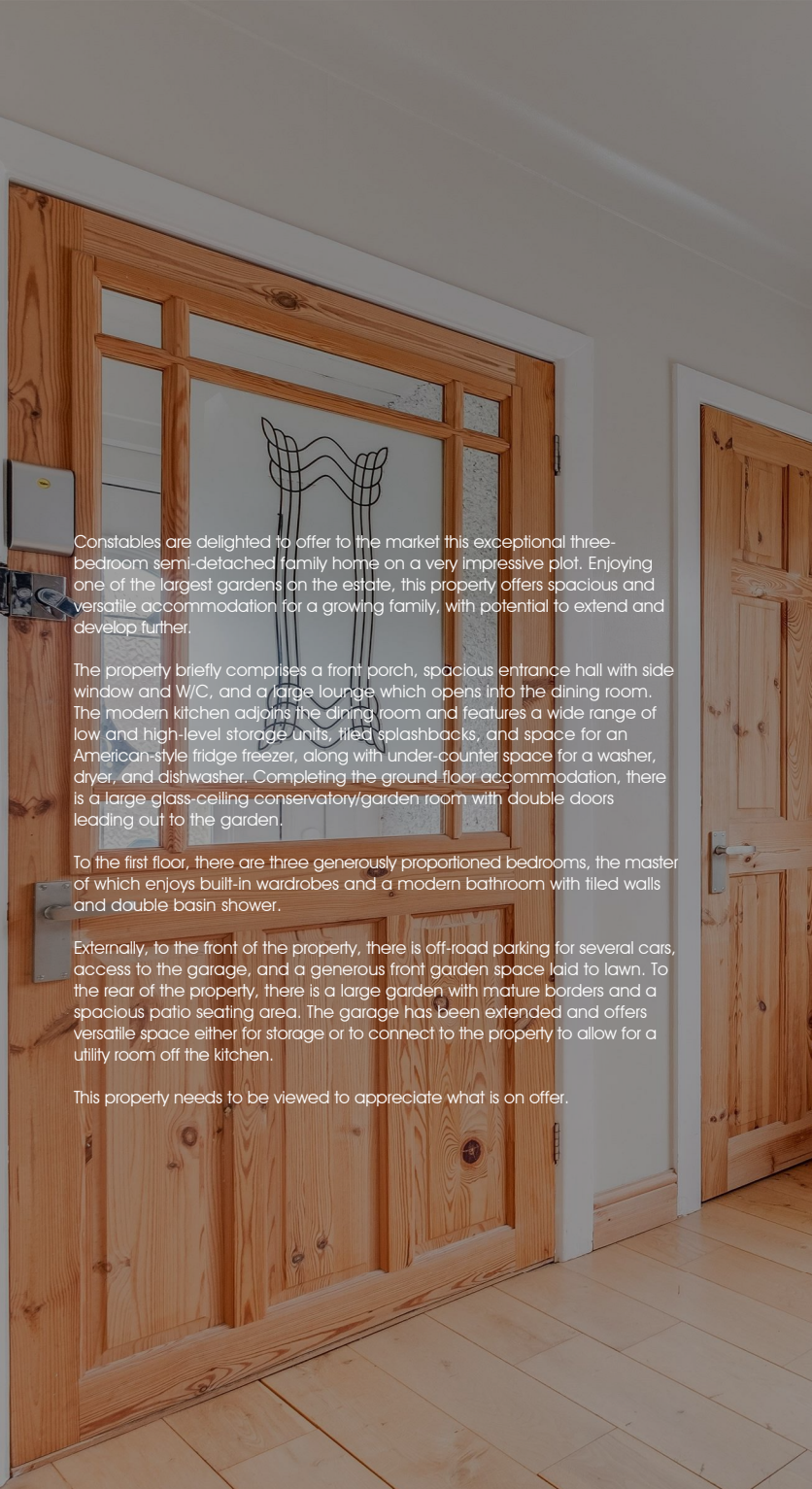
**Constables**  
SALES & LETTINGS

The Quillet

, Neston

£300,000





Constables are delighted to offer to the market this exceptional three-bedroom semi-detached family home on a very impressive plot. Enjoying one of the largest gardens on the estate, this property offers spacious and versatile accommodation for a growing family, with potential to extend and develop further.

The property briefly comprises a front porch, spacious entrance hall with side window and W/C, and a large lounge which opens into the dining room. The modern kitchen adjoins the dining room and features a wide range of low and high-level storage units, tiled splashbacks, and space for an American-style fridge freezer, along with under-counter space for a washer, dryer, and dishwasher. Completing the ground floor accommodation, there is a large glass-ceiling conservatory/garden room with double doors leading out to the garden.

To the first floor, there are three generously proportioned bedrooms, the master of which enjoys built-in wardrobes and a modern bathroom with tiled walls and double basin shower.

Externally, to the front of the property, there is off-road parking for several cars, access to the garage, and a generous front garden space laid to lawn. To the rear of the property, there is a large garden with mature borders and a spacious patio seating area. The garage has been extended and offers versatile space either for storage or to connect to the property to allow for a utility room off the kitchen.

This property needs to be viewed to appreciate what is on offer.





- Three Bedroom Family Home
- Large Plot and Gardens
- Well Presented Throughout
- Spacious Outbuilding
- Gas Central Heating and Double Glazed
- No Onward Chain



**Porch**

**Family Bathroom**

**Entrance Hall**

**Lounge**

13'7 x 10'10 (4.14m x 3.30m)

**Dining Room**

11'7 x 10'1 (3.53m x 3.07m)

**Kitchen**

11'7 x 10'7 (3.53m x 3.23m)

**Conservatory**

11'00 x 6'11 (3.35m x 2.11m)

**First Floor**

**Master Bedroom**

13'7 x 10'10 (4.14m x 3.30m)

**Second Bedroom**

11'8 x 10'2 (3.56m x 3.10m)

**Third Bedroom**

8'9 x 7'4 (2.67m x 2.24m)

**W/C**




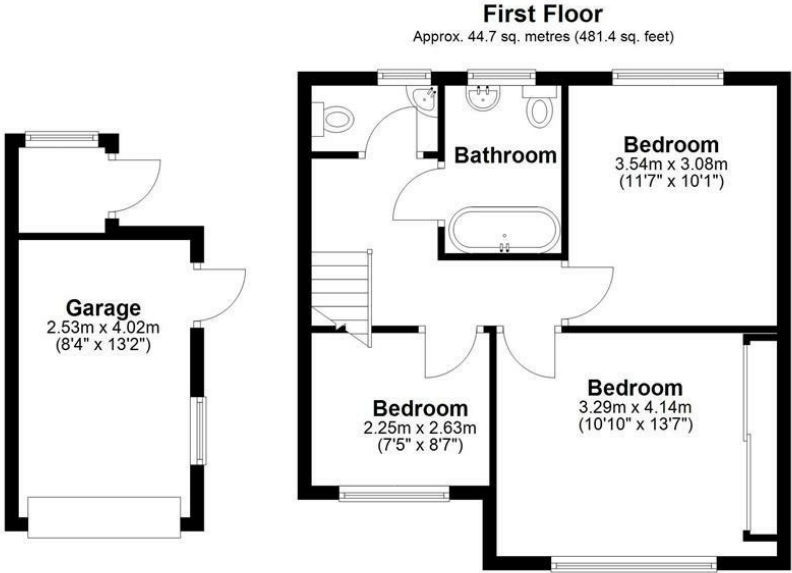
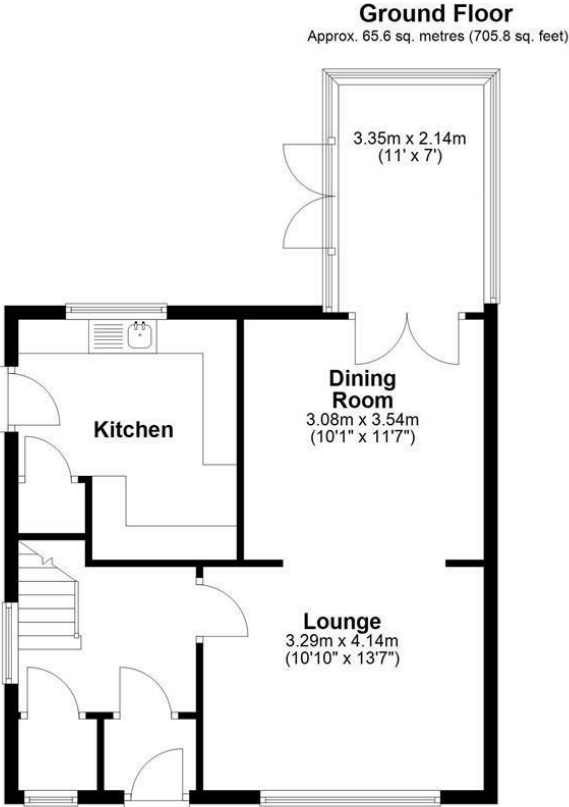




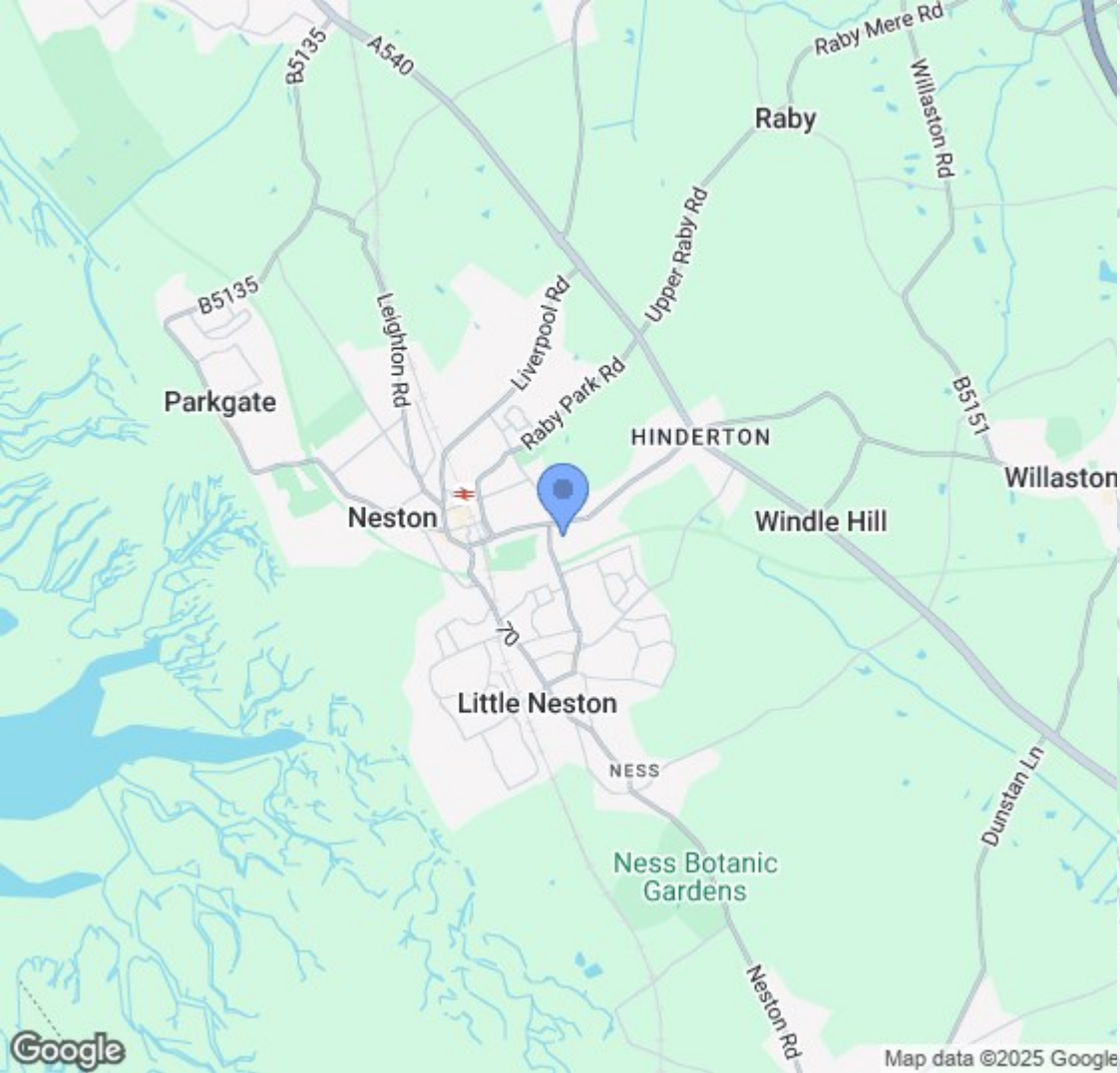


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	74	87
(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. 110.3 sq. metres (1187.2 sq. feet)  
**Constables, Neston**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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