



**Constables**  
SALES & LETTINGS

Well Lane

Ness, Neston

£240,000



A terraced period cottage in the heart of the village of Ness. The property adjoins open farmland and the excellent sized garden backs onto horse paddocks. The property enjoys breath taking views over the Dee Estuary, and the most amazing sunsets can be seen from here.

The property offers excellent living space with huge potential. The accommodation comprises; vestibule entrance, living room, kitchen-breakfast room, rear hallway and ground floor bathroom. On the first floor there are three bedrooms.

Externally there is an enclosed courtyard, and a gate leads over a shared pathway at the rear of the property down to the garden which has a lawn and established flower beds.

The village of Ness is a semi-rural village on the outskirts of Neston, and has a village pub and botanical gardens to enjoy. The location is ideal for commuting to the major commercial centres of the region and is convenient for local amenities in Willaston and Neston.

# Constables

SALES & LETTINGS

- Terraced Period Cottage
- Enclosed Courtyard and Lower Tier Garden
- Ground Floor Bathroom
- No Onward Chain
- Located in the village of Ness
- Three Bedrooms
- Tenure: Freehold
- Fantastic Views
- Lounge & Kitchen-Dining Room
- Council Tax Band: C (Cheshire West & Chester)

## Vestibule Entrance

## Living Room

10'5" x 15'0" max (3.2m x 4.58m max)

## Kitchen-Dining Room

10'5" x 12'9" (3.2m x 3.91m)

## Rear Hall

## Bathroom

## First Floor Landing

## Bedroom One

10'7" x 12'0" (3.23m x 3.66m)

## Bedroom Two

11'11" x 7'10" (3.65m x 2.41m)

## Bedroom Three

7'0" x 7'11" (2.14m x 2.42m)



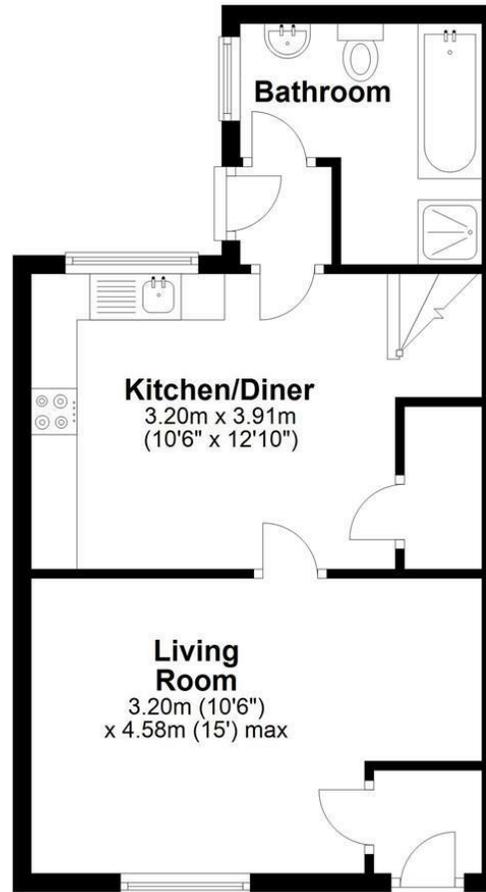


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

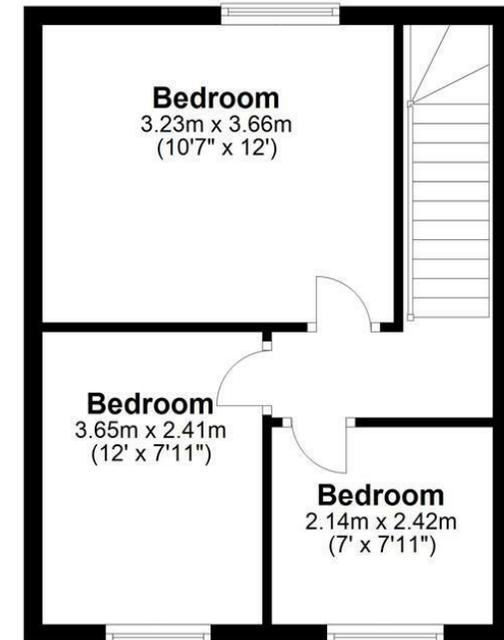
## Ground Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



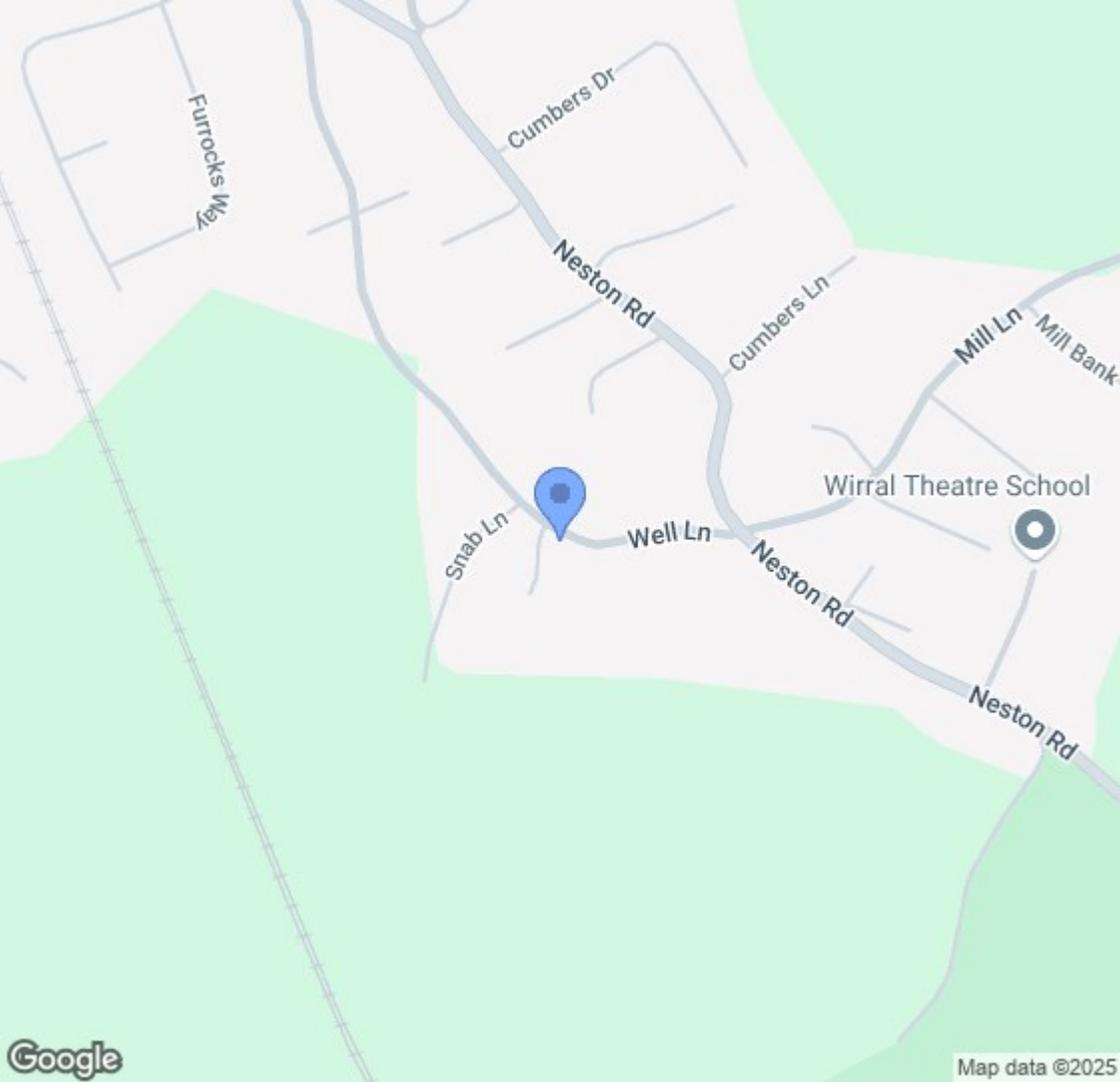
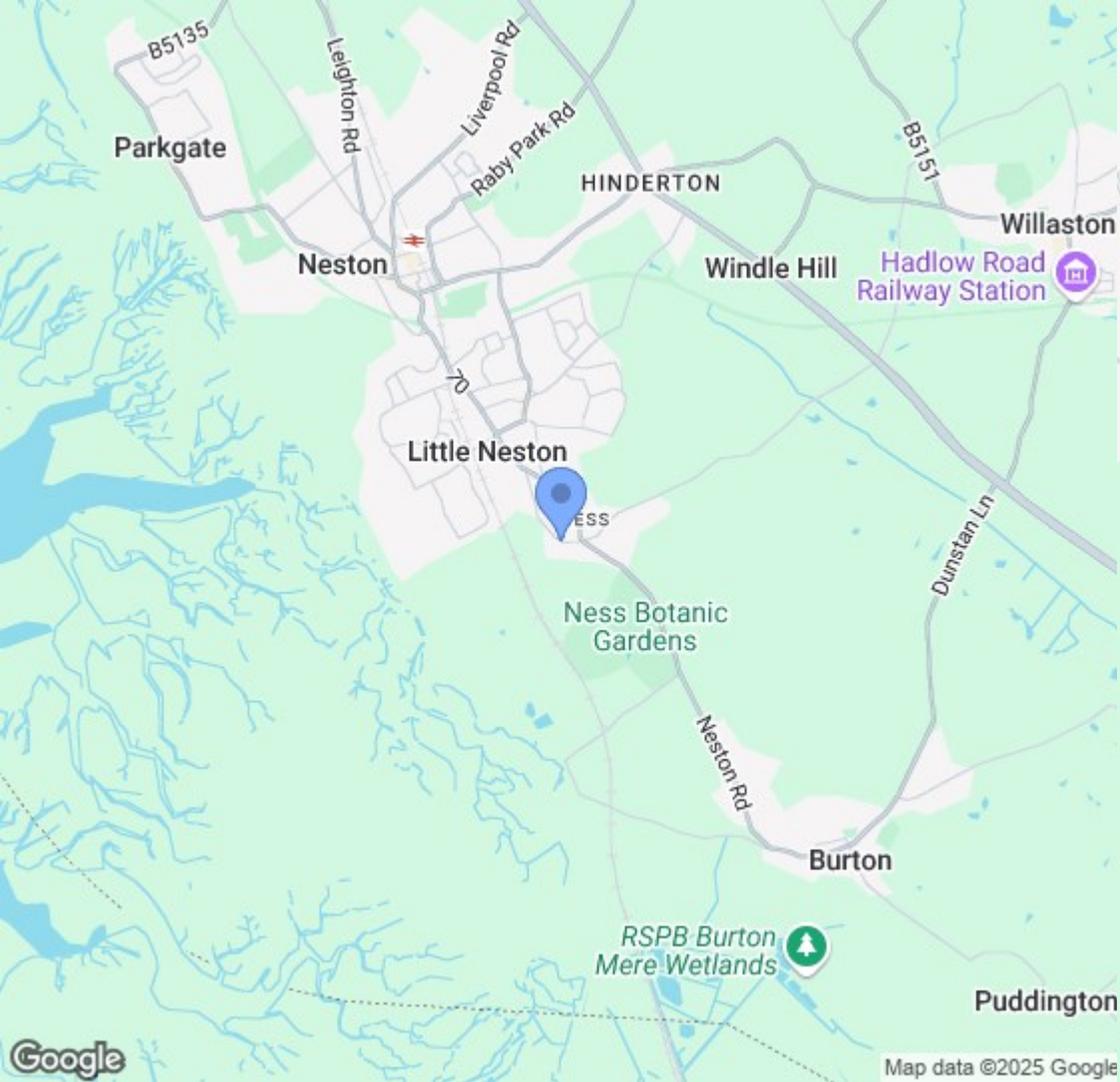
## First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 sq. feet)

**6 Sunset Cottages, Well Lane, NESTON**



Location Map

# Constables

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