



**Constables**  
SALES & LETTINGS

Raby Road , Neston

£215,000



Constables is delighted to offer for sale this refurbished terraced cottage located in the heart of Neston town centre.

The current owners have significantly improved the property with works in recent years including the creation of an open plan kitchen-dining room with new kitchen, new bathroom fitted, roof replacement, electrical upgrade, and a log burner installed in the lounge. The boiler was also replaced in 2021.

The accommodation is very well-presented and comprises; lounge, kitchen-dining room, rear porch/utility, first floor landing, two double bedrooms, the main bedroom with built in wardrobes and there is a stylish shower room. Externally there are low maintenance gardens at the front and rear and there is also a useful brick built storage shed.

This fantastic property must be seen to be appreciated and early viewing is essential.



# Constables

SALES & LETTINGS

- Mid Terraced Period Cottage
- Recently Refurbished
- Modern Shower Room
- Council Tax Band: B (Cheshire West & Chester)
- Town Centre Location
- Open plan Kitchen-Dining Room
- Enclosed Yard with Storage Shed
- Two Double Bedrooms
- Lounge with Log Burner
- Tenure: Freehold

### Lounge

12'10" x 11'10" (3.92m x 3.61m)

### Kitchen-Dining Room

11'0" x 15'1" + 3'5" x 5'11" (3.36m x 4.60m + 1.05m x 1.82m)

### Rear Porch

### Landing

### Bedroom One

12'9" x 12'11" (3.89m x 3.96m)

### Bedroom Two

11'9" x 8'2" max (3.6m x 2.49m max)


### Shower Room

7'8" x 7'3" (2.35m x 2.21m)

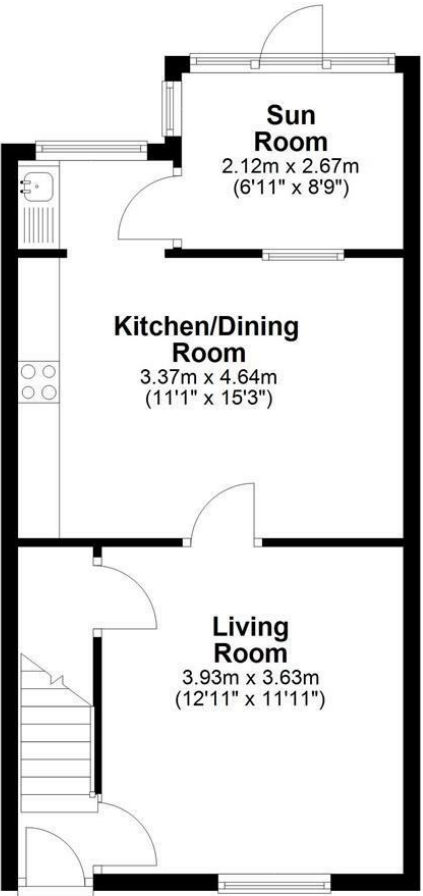




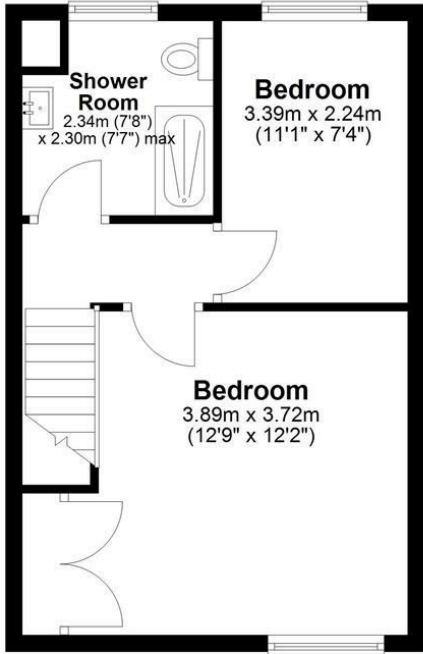
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	

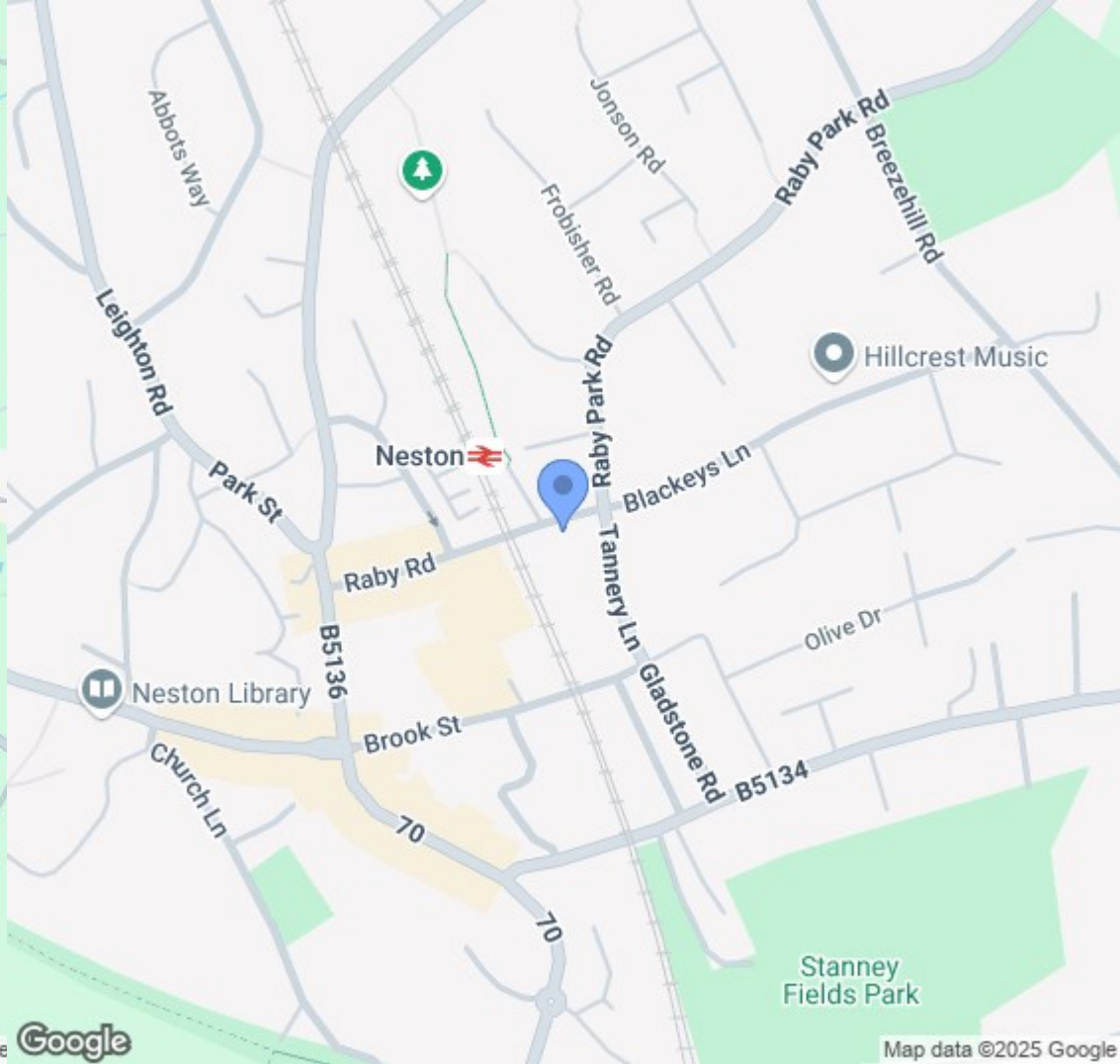
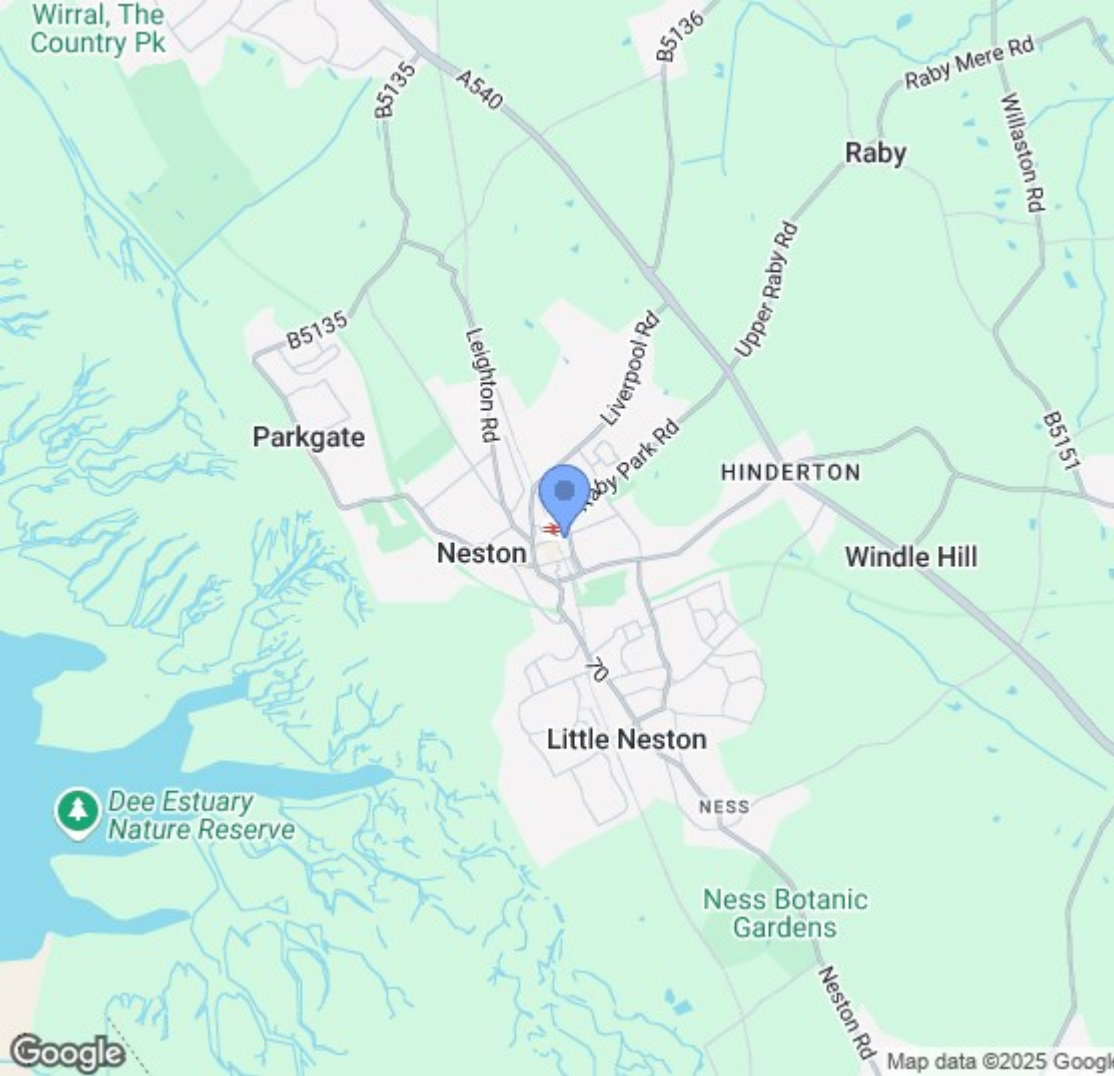
**Ground Floor**  
Approx. 42.6 sq. metres (458.3 sq. feet)



**First Floor**  
Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.7 sq. feet)  
**38 Raby Road, NESTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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