



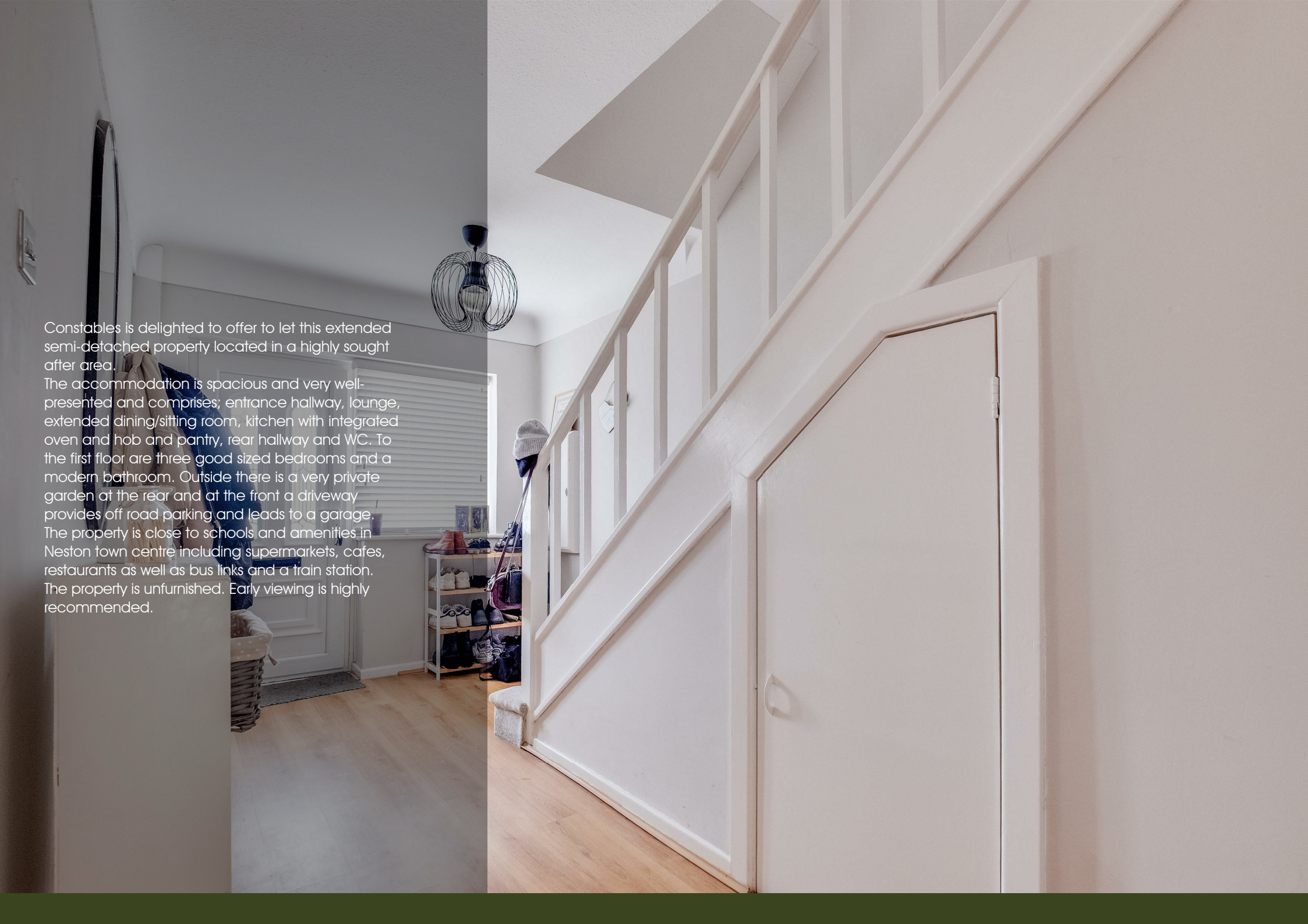
**Constables**  
SALES & LETTINGS

The Quillet

, Neston

£1,000 Per Month





Constables is delighted to offer to let this extended semi-detached property located in a highly sought after area.

The accommodation is spacious and very well-presented and comprises; entrance hallway, lounge, extended dining/sitting room, kitchen with integrated oven and hob and pantry, rear hallway and WC. To the first floor are three good sized bedrooms and a modern bathroom. Outside there is a very private garden at the rear and at the front a driveway provides off road parking and leads to a garage. The property is close to schools and amenities in Neston town centre including supermarkets, cafes, restaurants as well as bus links and a train station. The property is unfurnished. Early viewing is highly recommended.





Constables

SALES & LETTINGS

- Extended Semi-Detached Property
- Private Rear Garden
- Available from 21st April
- Three Bedrooms
- Off Road Parking & Garage
- Council Tax Band: D (Cheshire West & Chester)
- Two Reception Rooms
- Unfurnished



## Entrance Hallway

## Lounge

11'9" x 14'6" (3.58m x 4.42m)

## Dining Room

10' x 20'10" (3.05m x 6.35m)

## Kitchen

## Rear Porch

## WC

## Landing

## Bedroom One

11'7" x 14'6" (3.53m x 4.42m)

## Bedroom Two

10'1" x 20'5" (3.07m x 6.22m)

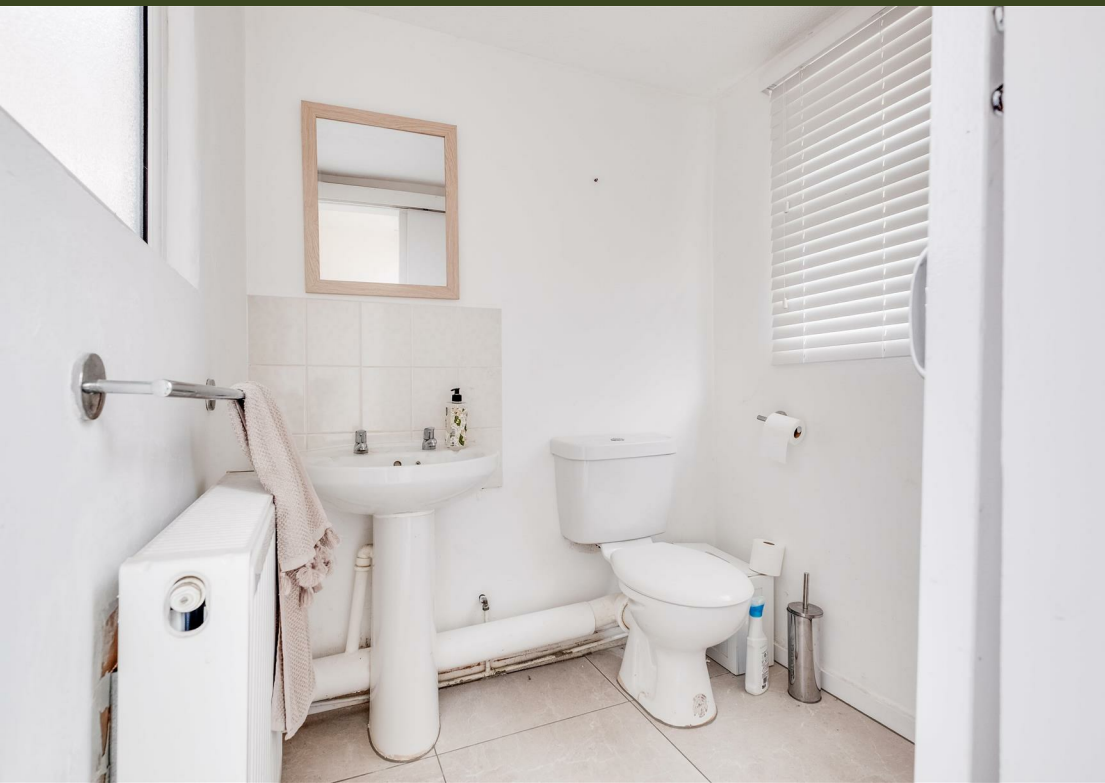
## Bedroom Three

7'10" x 10' max (2.39m x 3.05m max)


## Bathroom







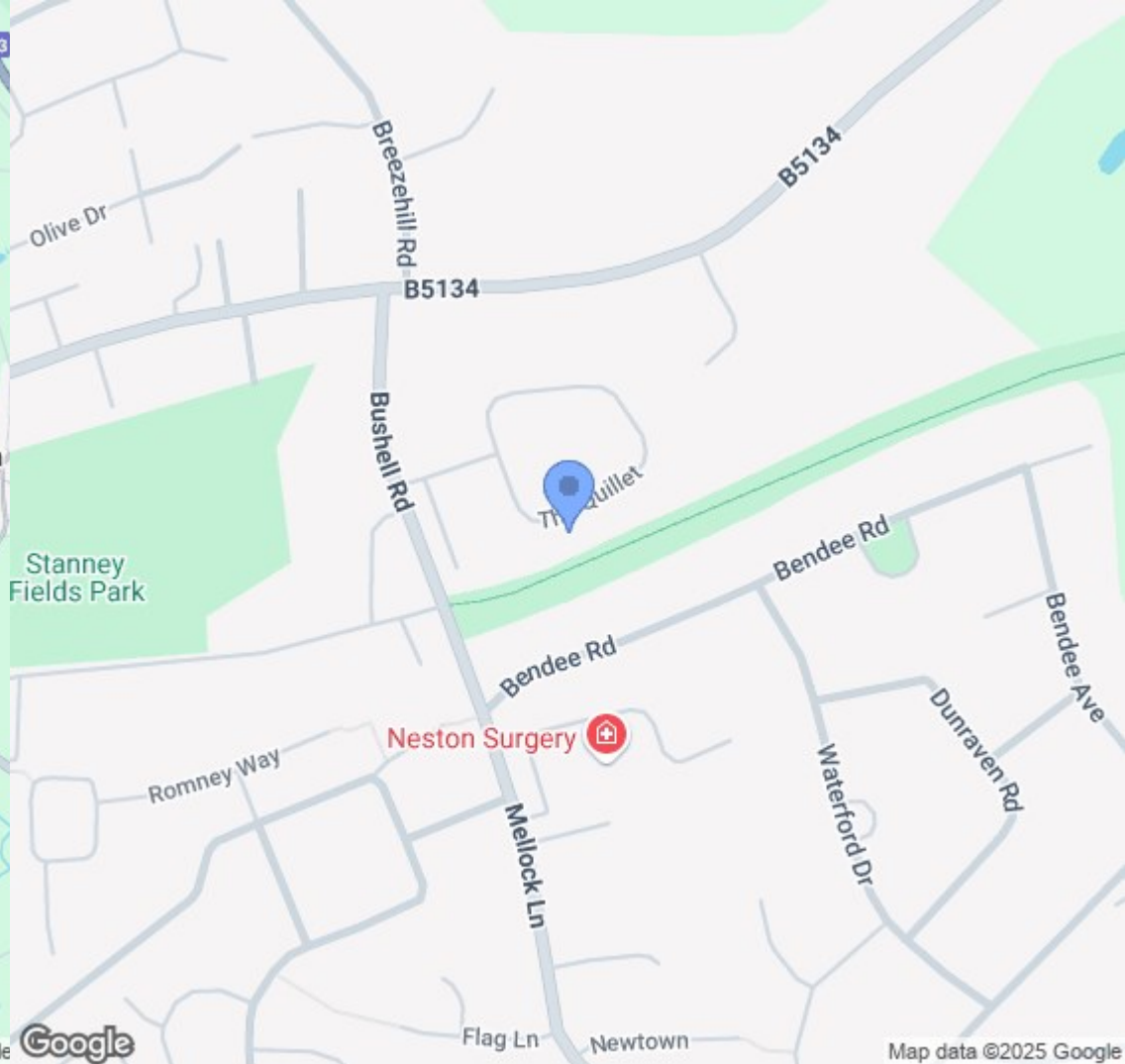
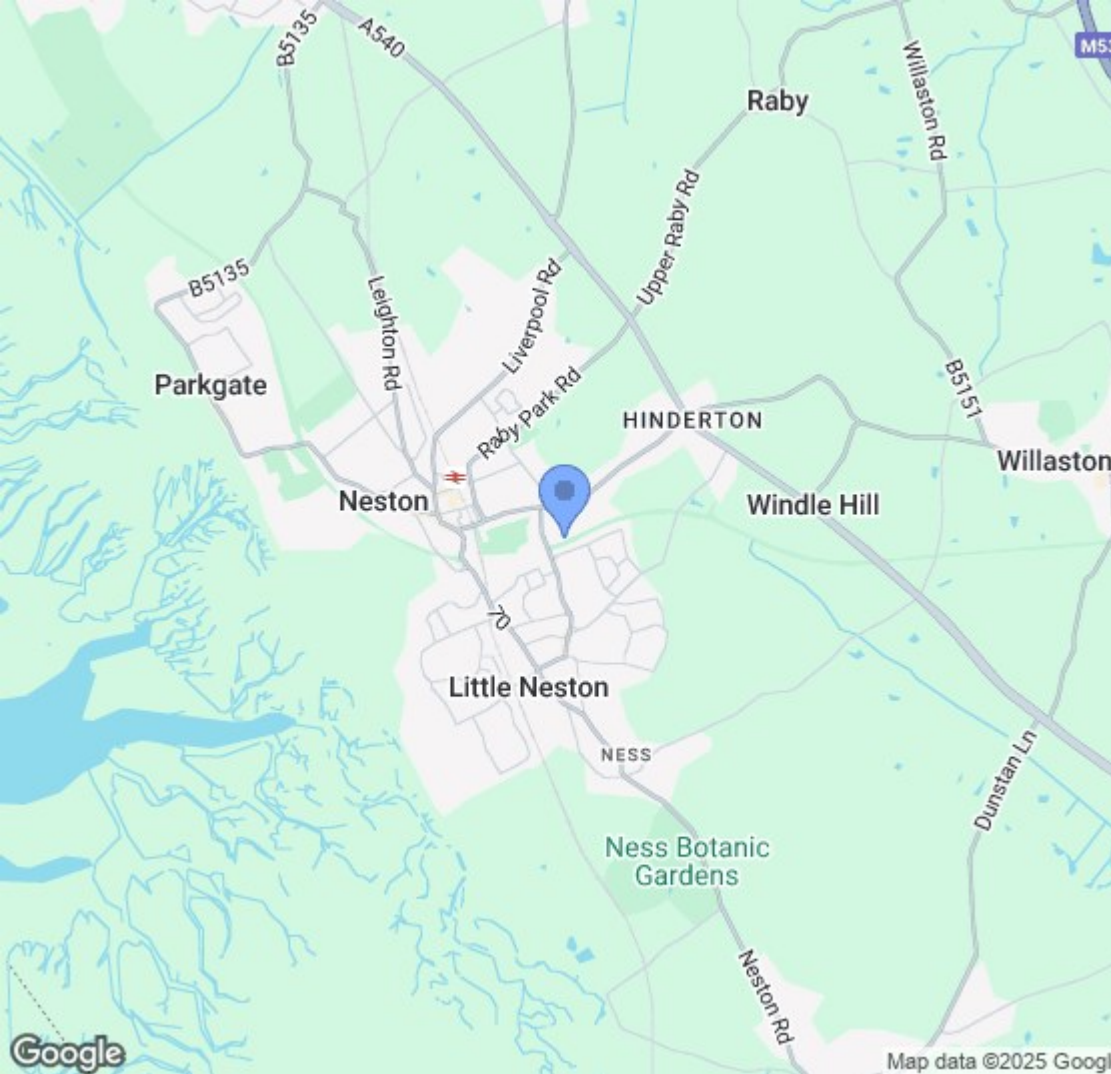
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	51	
(39-54) E		
(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 item are approximate and no responsibility is taken for any error, omissions or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





Location Map

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333