




Constables
SALES & LETTINGS

West Vale

, Neston

£299,950



Constables are thrilled to present this exceptional three-bedroom link-detached family home, located in a highly sought-after area of Neston. Immaculately maintained throughout, this impressive property offers spacious and versatile living accommodation, enhanced by a front extension and a substantial rear extension. The beautifully landscaped gardens and a double-length pass-through garage further elevate its appeal.

Upon entering, the property opens to a welcoming porch and entrance hall, leading into a generously extended lounge featuring a charming fireplace and convenient under-stairs storage. The dining room, complete with double doors, seamlessly connects to a bright second living room, offering delightful views of the rear garden. The well-appointed kitchen provides an excellent range of high and low-level storage units, integrated appliances, and a glass window and door that grant direct access to the garden.

The first floor hosts a spacious master bedroom at the rear, enjoying tranquil garden views, while the second and third bedrooms are positioned at the front of the property. A modern family bathroom, fitted with a white three-piece suite and a shower over the bath, completes the upper level.

Externally, the front of the property benefits from ample off-road parking and access to the double garage. The rear garden has been thoughtfully landscaped, featuring patio seating areas, fenced borders, raised beds, a lawned area, and a shed on hardstanding, creating a perfect outdoor retreat.

This outstanding home is ideally suited to family living and must be viewed to be fully appreciated.

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- Three Bedroom Link Detached
- Immaculate Presentation Throughout
- South Facing Rear Garden
- Off Road Parking for Multiple Cars
- Landscaped Rear Garden
- Generous Rear Extension
- Double Pass Through Garage

Porch

Entrance Hall

Living Room

20'2x 11'9 (6.15mx 3.58m)

Dining Room

8'8 x 8'7 (2.64m x 2.62m)

Second Living Room

11'2 x 8'7 (3.40m x 2.62m)

Kitchen

20'2 x 7'1 (6.15m x 2.16m)

First Floor

Master Bedroom

12'3 x 9'8 (3.73m x 2.95m)

Second Bedroom

11'8 x 9'8 (3.56m x 2.95m)

Third Bedroom

9'6 x 6 (2.90m x 1.83m)


Bathroom

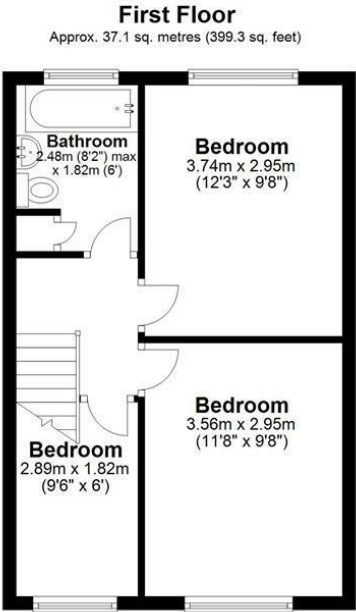
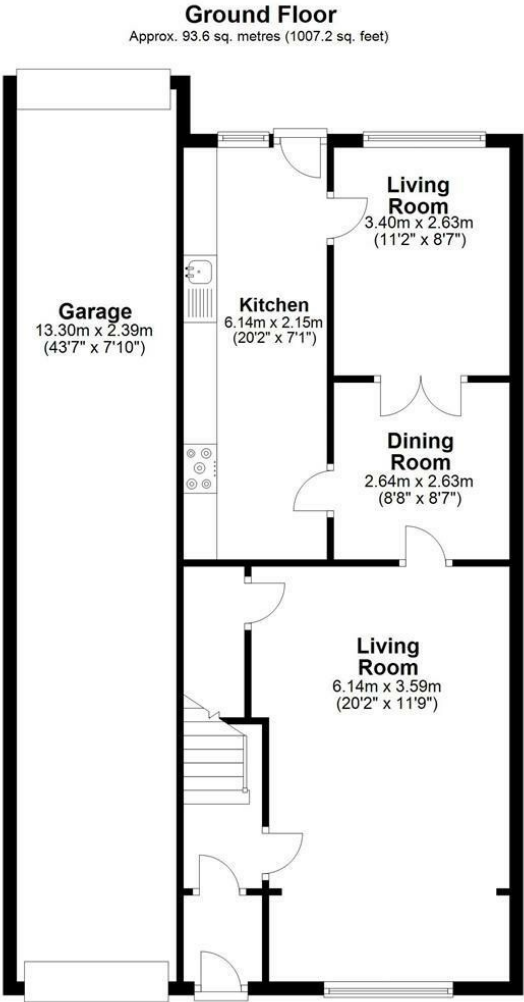
8'2 x 6 (2.49m x 1.83m)



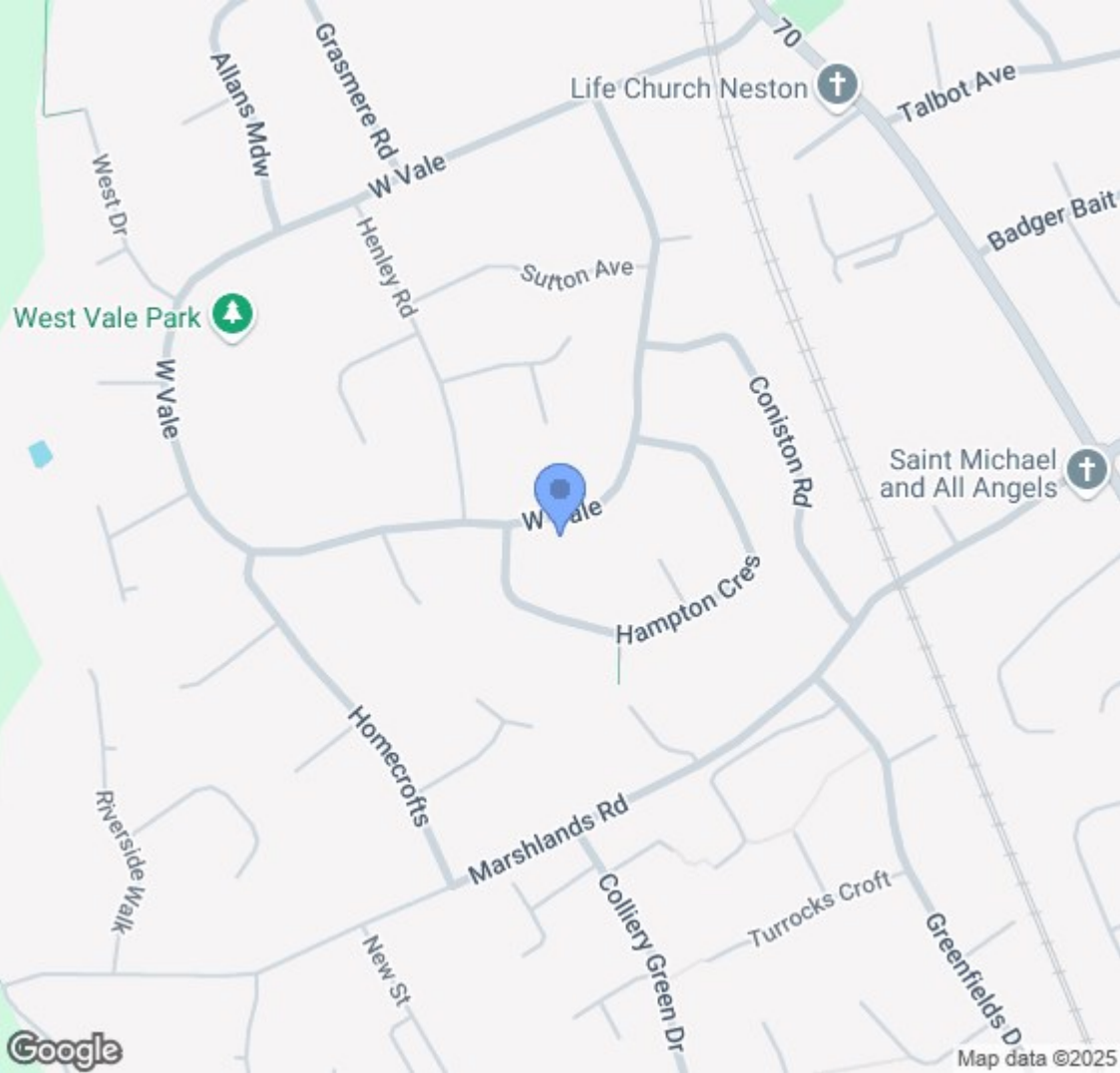
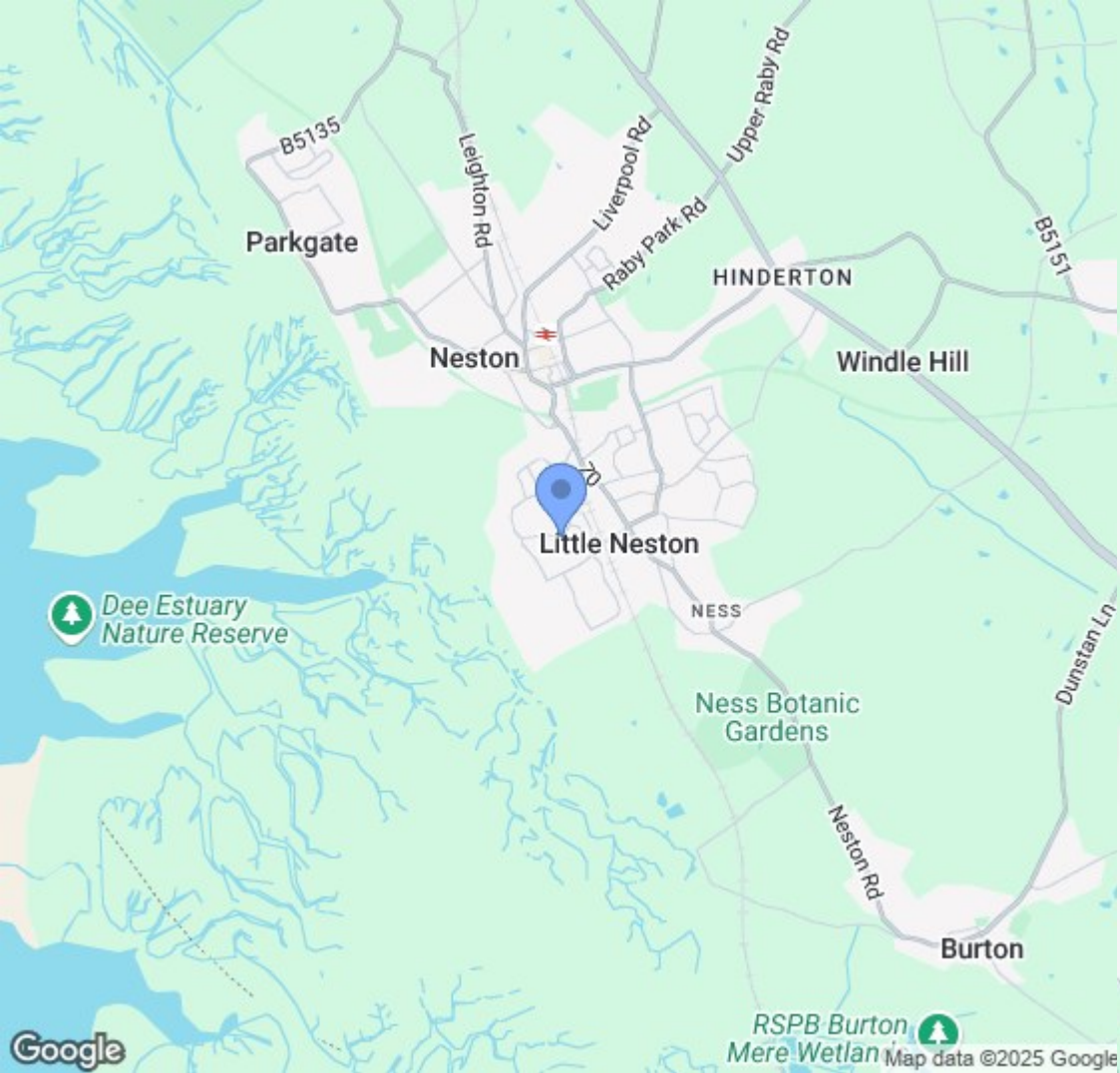


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>71</div>	<div>83</div>
(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. 130.7 sq. metres (1406.6 sq. feet)
94A West Vale, NESTON



Location Map

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