

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



**26 Ashtree Farm Court Neston**

**£325,000**

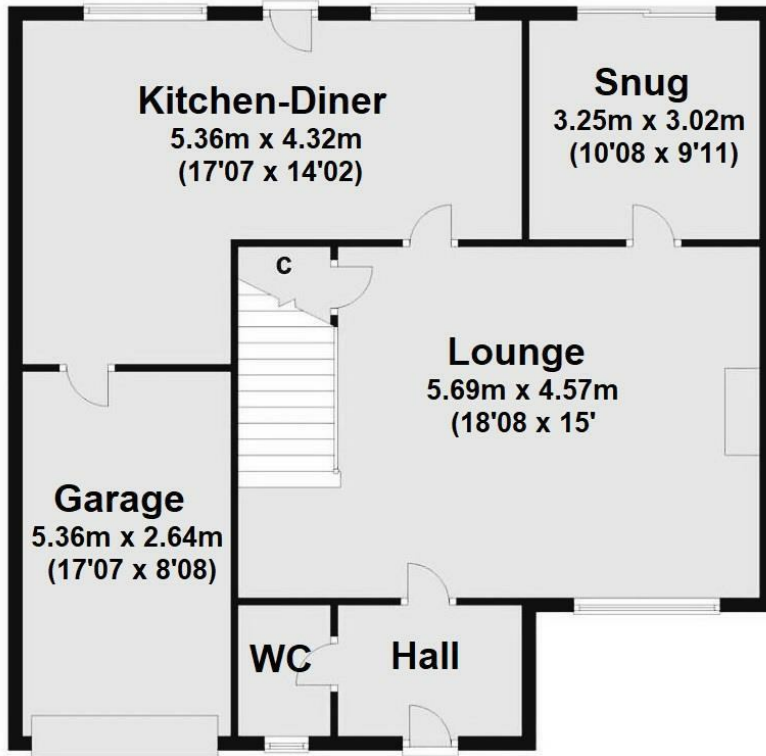


- Modern Semi-Detached Property
- Three Bedrooms
- Lounge and Separate Snug
- Kitchen-Diner
- Bathroom and Ground Floor W.C.
- Driveway & Garage
- Good-Sized South Facing Rear Garden
- Close to Willaston Village Centre
- Tenure: Freehold
- No Onward Chain

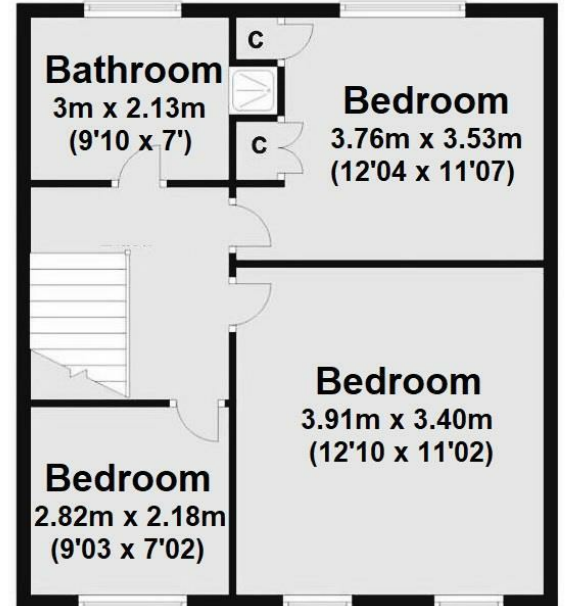
Constables is delighted to offer for sale this modern semi-detached property located in a popular cul-de-sac in the much sought after village of Willaston, Cheshire.

The property is offered for sale with no onward chain and provides well-proportioned accommodation that briefly comprises, entrance hallway with cloakroom, a large lounge, and snug with patio doors out to the rear garden. There is a spacious kitchen-dining room at the rear of the property which includes an integrated oven, gas hob, fridge and dishwasher. On the first floor there are three bedrooms and a bathroom which has a bath and separate shower. Externally a driveway provides off road parking and there is a garage with up and over door, power and plumbing for a washing machine. At the rear is an enclosed and private garden with lawn and patio. Early viewing is highly recommended.

## GROUND FLOOR



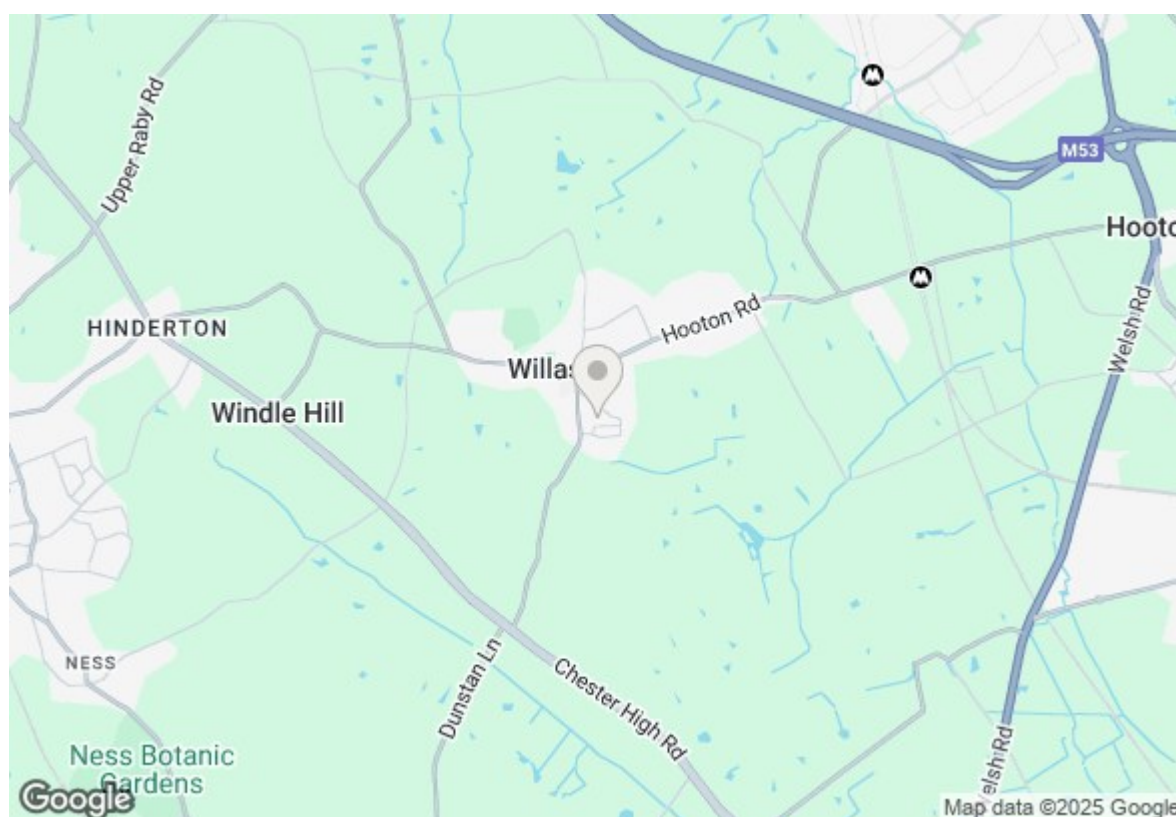
## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



Hallway

WC

Lounge  
18'8" x 14'11"

Snug  
10'7" x 9'10"

Kitchen-Diner  
17'7" x 14'2"

Landing

Bedroom One  
12'9" x 11'1"

Bedroom Two  
12'4" x 11'6"

Bedroom Three  
9'3" x 7'1"

Bathroom  
9'10" x 6'11"

Garage  
17'7" x 8'7"



















