



, Neston



An absolutely amazing property that has been fully refurbished to an exceptional standard.

This traditional semi-detached property combines period features with high quality fixtures and finishes to create an incredibly spacious family home that occupies a very large plot with a rear garden that is approximately 60m in length.

The recent renovations include a new combl boiler (2022) and radiators including column radiators in the hall and lounge, roof overhaul, full damp proof course (2023), new kilchen and bathroom, garden landscaping and full decoration and flooring throughout.

The property is approached via a private driveway which has parking for up to five cars and has double gates leading to a secure parking area and the detached gatege. The entrance hallway is welcoming and has the original 1930s stained glass door and windows. Off the hallway is a downstairs toilet and utility room with sink and plumbing for washing machine.

At the front of the property is a free lounge with a bay window fitted with plantation shutters and a multi fuel stove. At the rear of the property is an impressive open plan kitchen-livingdining room with patho doors opening to a raised decked area. The kitchen has underfloor heating, food "insinkerator", Quooker tap, Neff appliances including a double oven, a separate 'side and hide' oven, microwave, induction hob, dishwasher and touch screen extractor.

On the first floor there is loft access off the landing, the loft space is boarded and insulated. There are three good-sized bedrooms; the main bedroom has built in wardiobes, and there is a stylish bathfoom with underfloor heating, large freestanding stone bath and separate shower with duel head shower.

Externally there is a large rear garden, raised decked area with views over to Wales, a summer house/office with electricity and internet connection and there are outdoor hot and cold taps.

Early viewing is essential.

Constables

Fully Refurbished Semi-detached Property New Kitchen & Bathroom Raised Decked Area & Summer House Early Viewing Essential

Π

11

TD

Fantastic Sized 60m Garden Lounge & Open plan Kitchen-Dining Room Tenure: Freehold

103

H

**PH** 

N HIH

TTE

Mar

Three Bedrooms Off Road Parking & Garage Council Tax Band: C (Cheshire West & Chester)

### Porch

Entrance Hall

**W.C**.

## Lounge

**Open Plan Dining Room** 12'4 x 12' (3.76m x 3.66m)

**Kitchen** 9'9 x 18'11 (2.97m x 5.77m)

## **Utility Room**

**First Floor** 

**Master Bedroom** 12'10 x 10'11 (3.91m x 3.33m)

**Second Bedroom** 12'10 x 10'11 (3.91m x 3.33m)

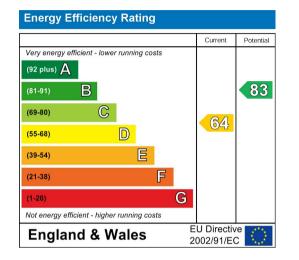
**Third Bedroom** 7'3 x 7'8 (2.21m x 2.34m)

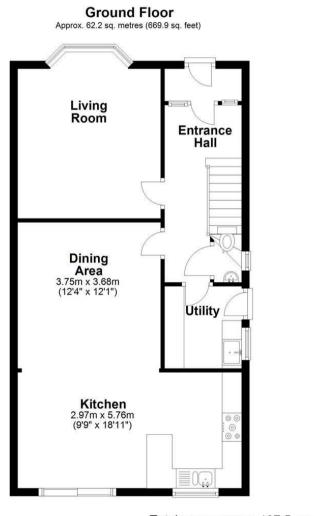
**Family Bathroom** 8'7 x 7'8 (2.62m x 2.34m)



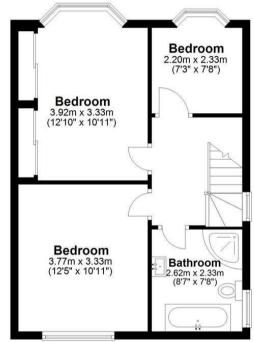


# EPC & Floor Plan

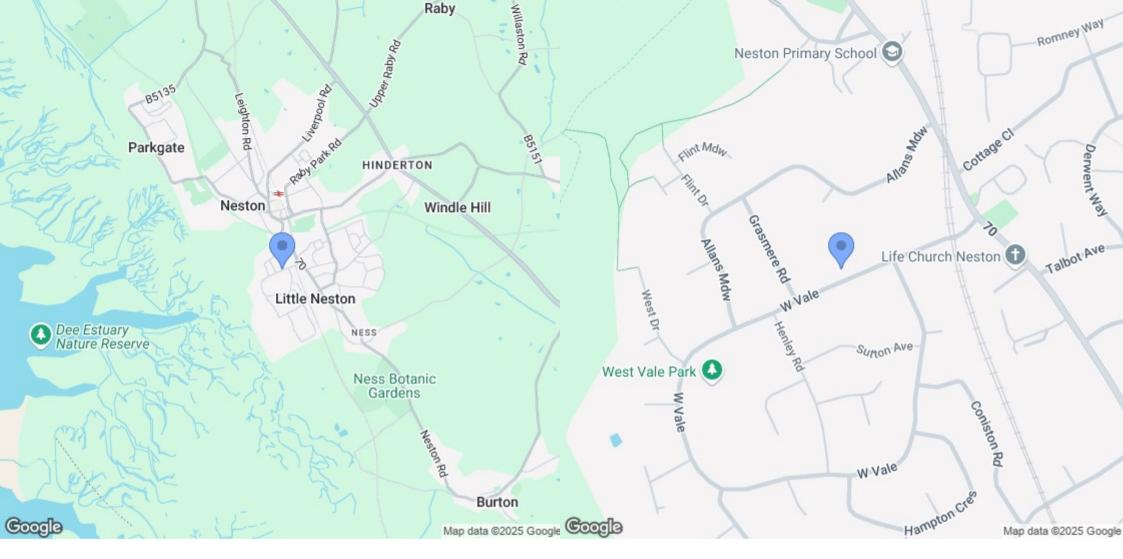




First Floor Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 107.5 sq. metres (1156.8 sq. feet) 24 West Vale, NESTON



Location Map

# Constables

### SALES & LETTINGS

21 High Street, Neston South Wirral,Neston,Cheshire www.constablesestateagents.co.uk info@constablesestateagents.co.uk 0151 353 1333