



Constables
SALES & LETTINGS

West Vale

, Neston

£425,000

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 combi boiler (2022) and radiators including column radiators in the hall and lounge, roof overhaul, full damp proof course (2023), new kitchen 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 garage. 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 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-living-dining room with patio doors opening to a raised decked area. The kitchen has underfloor heating, food tinsinkerator, Quooker tap, Neff appliances including a double oven, a separate slide 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 wardrobes, and there is a stylish bathroom 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.





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SALES & LETTINGS

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

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

- 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

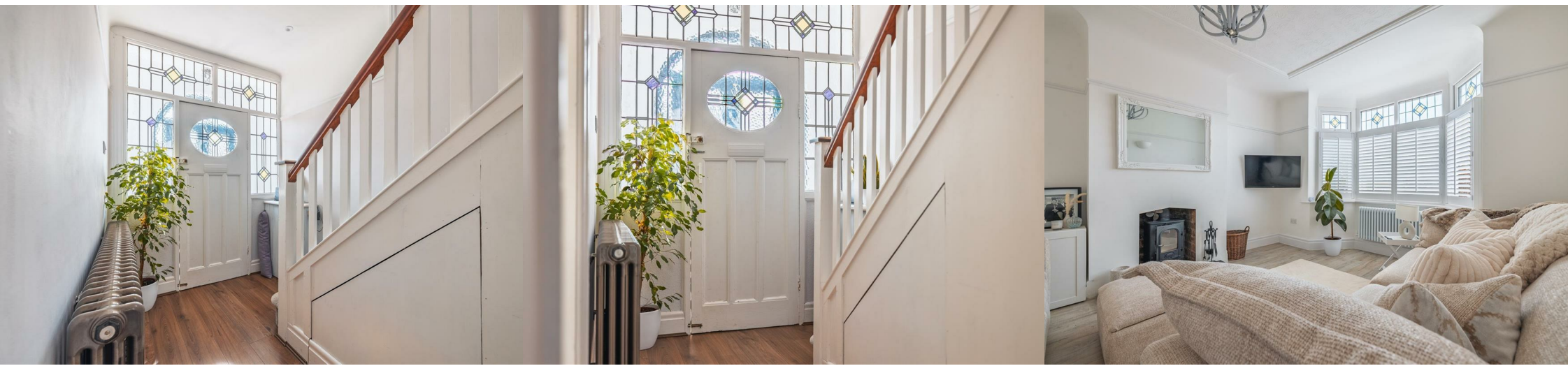
12'10 x 10'11 (3.91m x 3.33m)

Third Bedroom

7'3 x 7'8 (2.21m x 2.34m)


Family Bathroom

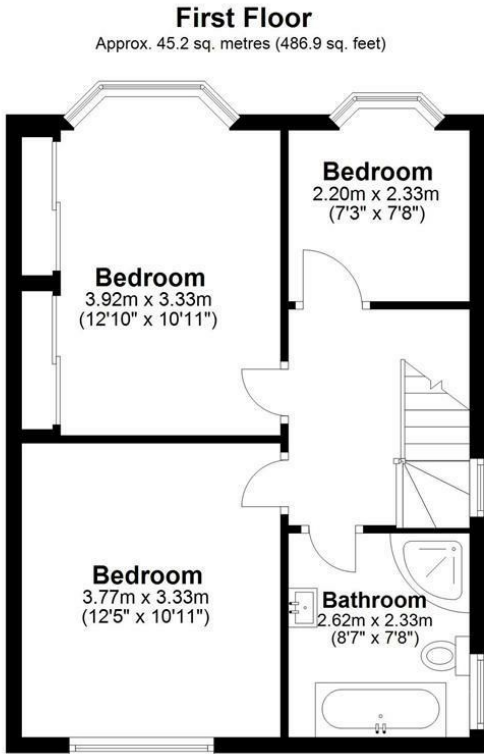
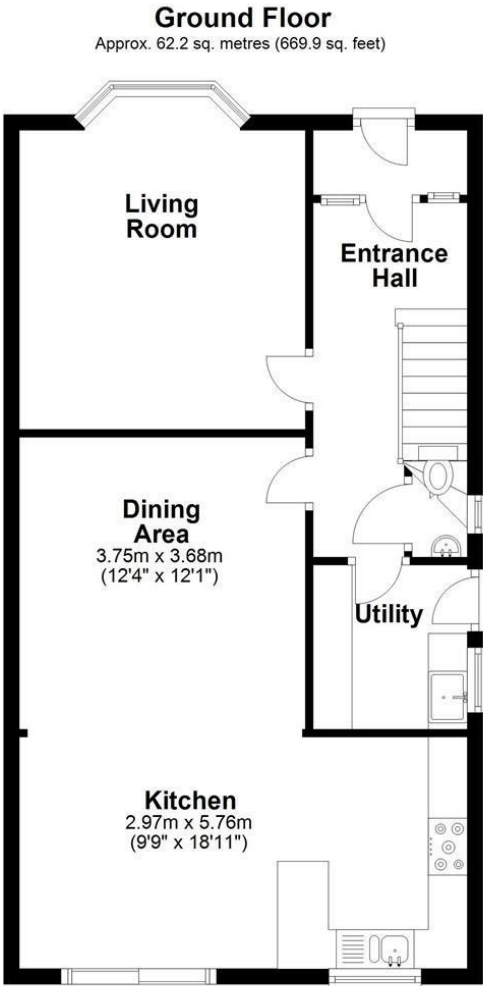
8'7 x 7'8 (2.62m x 2.34m)



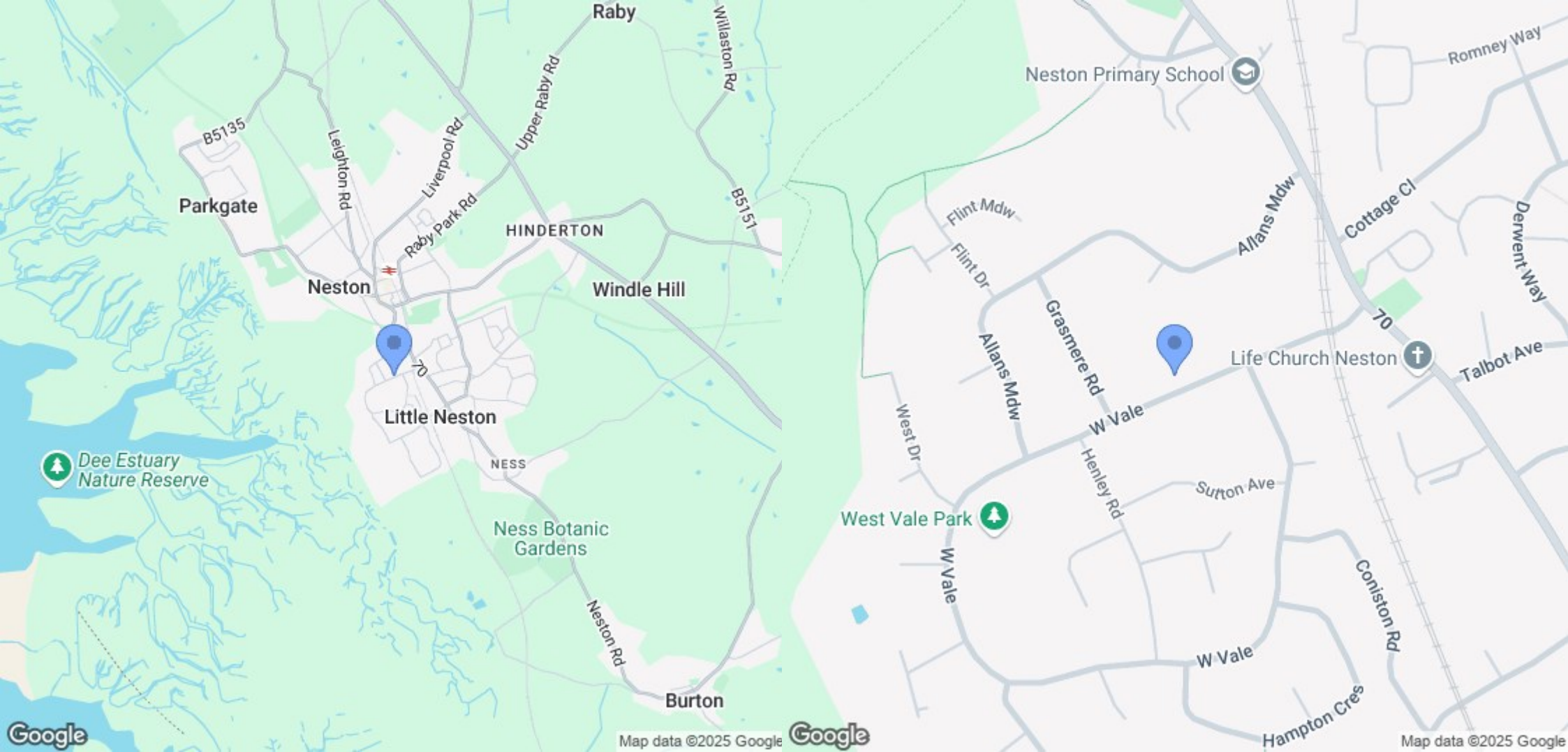


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	64	83
(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. 107.5 sq. metres (1156.8 sq. feet)
24 West Vale, NESTON



Location Map

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