



Constables
SALES & LETTINGS

Woodfall Lane

Little Neston, Neston

£425,000

A well-presented detached property that has been extended to create a spacious family home. The property is located in a highly sought after area of Little Neston, close to Woodfall Primary School and a short distance from Little Neston Village and Neston town centre.

The accommodation briefly comprises; entrance porch, large lounge and dining room, kitchen-breakfast room, utility, cloakroom and study. To the first floor are four bedrooms, an en-suite bathroom and family bathroom.

Externally a driveway provides off road parking for several vehicles and leads to a garage and at the rear is an enclosed garden with lawn and patio.

The property is available with no onward chain and early viewing is essential.





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- Four Bedroom Detached House
- Two Bathrooms
- Off Road Parking
- Council Tax Band: D (Cheshire West & Chester)
- Two Reception Rooms
- Highly Sought After Location
- No Onward Chain
- Utility Room & Study
- Private Rear Garden
- Tenure: Freehold

Porch

Lounge

22'3" x 11'7" (6.78m x 3.53m)

Dining Room

11'7" x 10'1" (3.53m x 3.07m)

Kitchen

11'7" x 9'2" (3.53m x 2.79m)

Breakfast Room

9'1" x 9'1" (2.77m x 2.77m)

Utility Room

10' max x 5'11" (3.05m max x 1.80m)

Cloakroom

Study

6'10" x 5'11" (2.08m x 1.80m)

Inner Hall

Landing

Bedroom One

13'1" x 10'5" (3.99m x 3.18m)

En-suite Bathroom

8'9" x 7' (2.67m x 2.13m)

Bedroom Two

11'8" x 11'10" into recess (3.56m x 3.61m into recess)

Bedroom Three

11'8" x 10'4" (3.56m x 3.15m)

Bedroom Four

9'2" x 6'9" (2.79m x 2.06m)

Bathroom

Garden


Garage

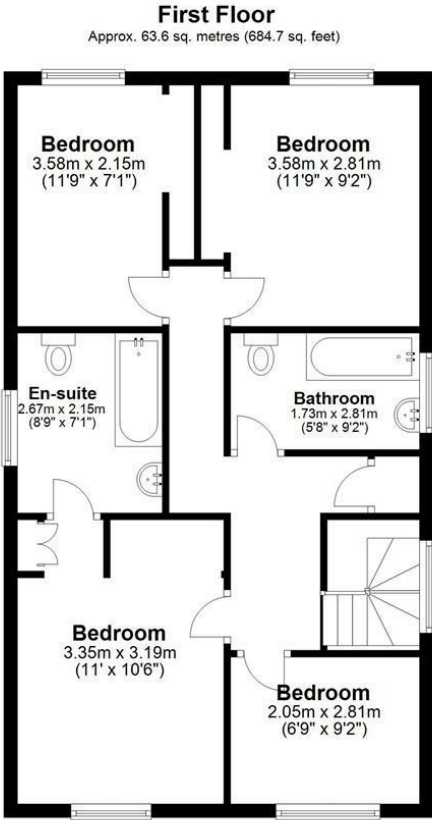
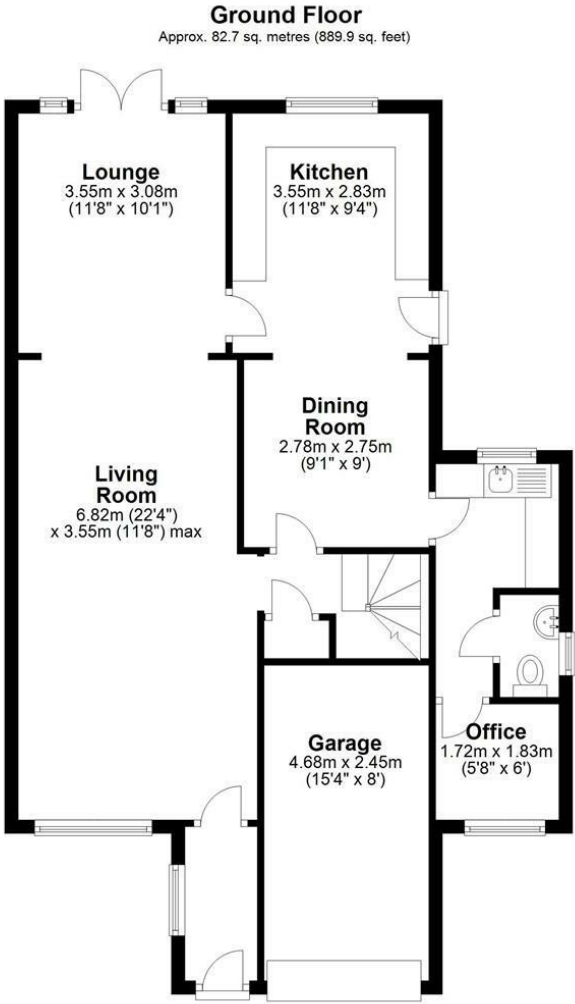
15'4" x 8' approx (4.67m x 2.44m approx)



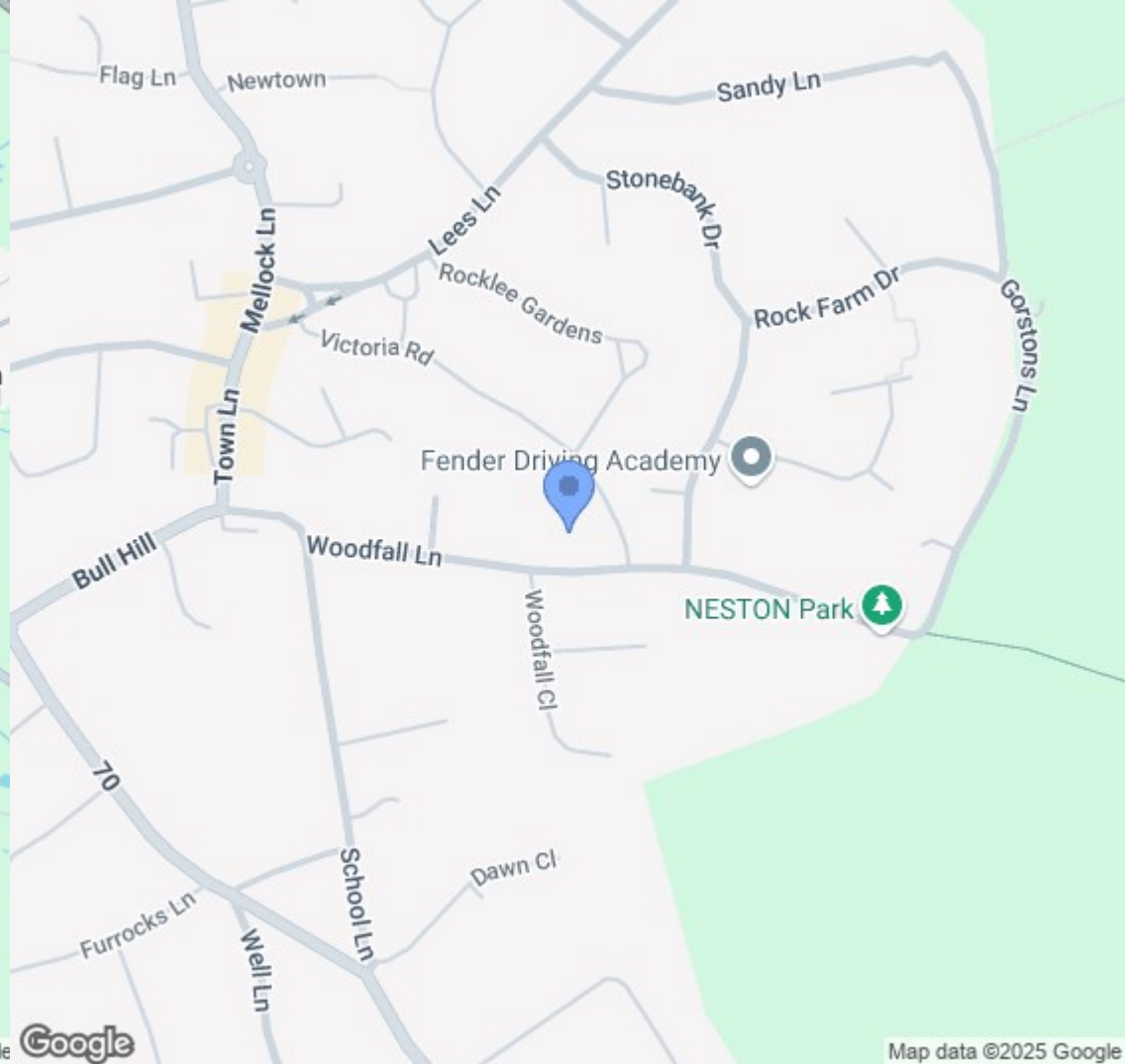
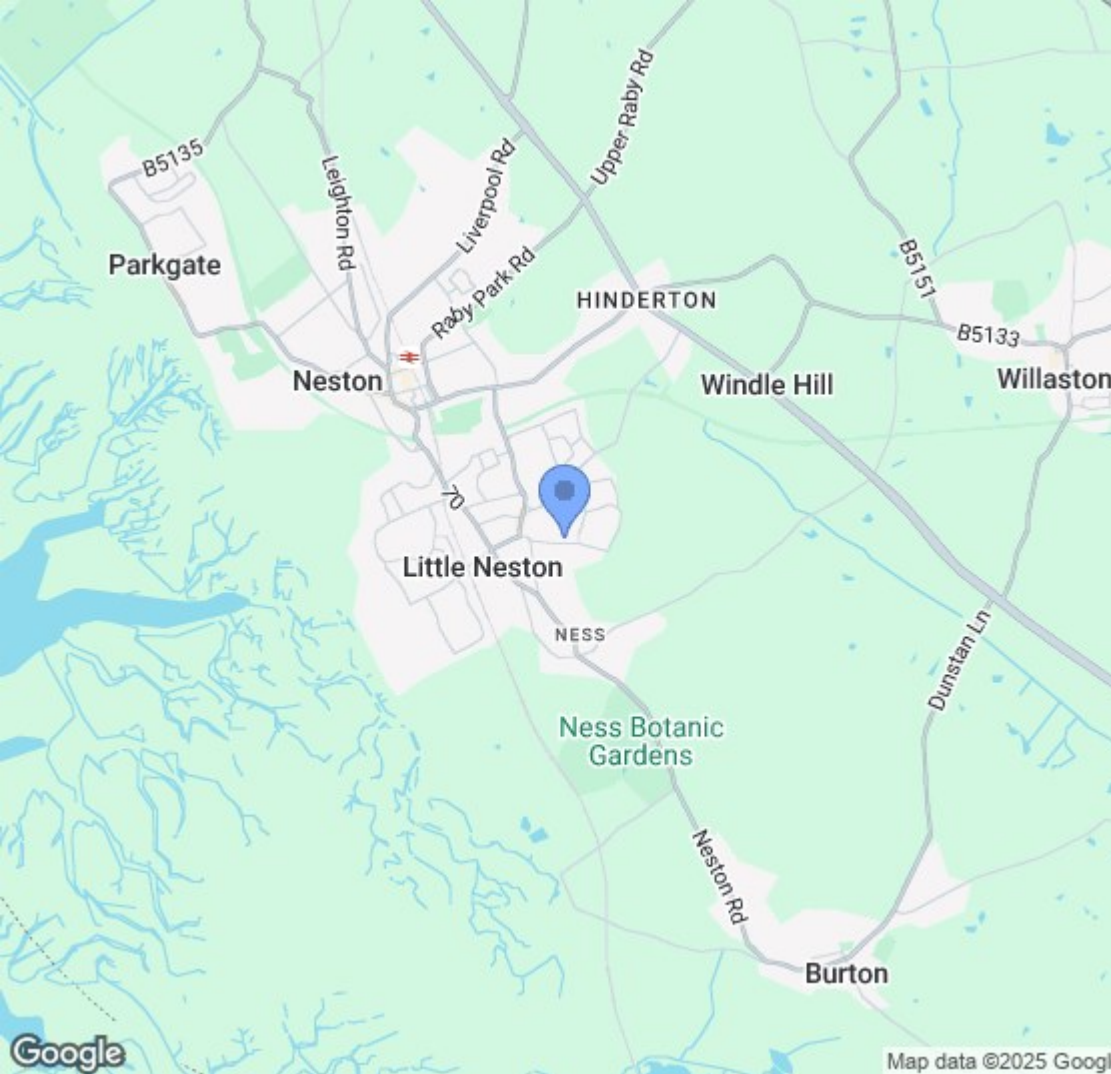


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(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. 146.3 sq. metres (1574.7 sq. feet)
41 Woodfall Lane, NESTON



Location Map

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