



**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.





# Constables

SALES & LETTINGS

- 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**

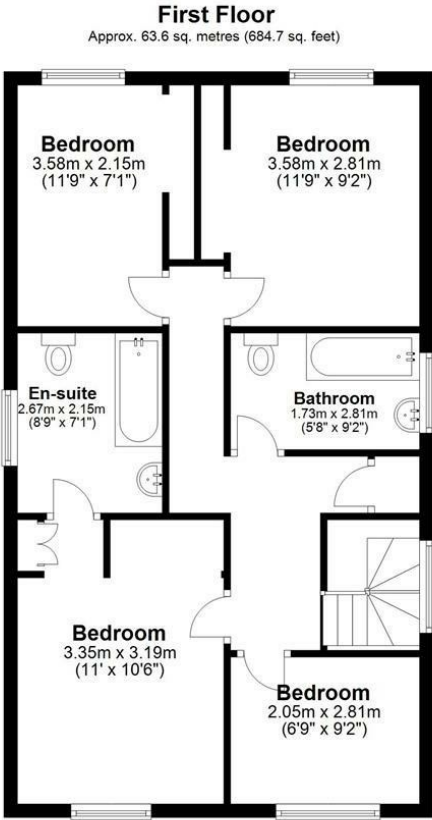
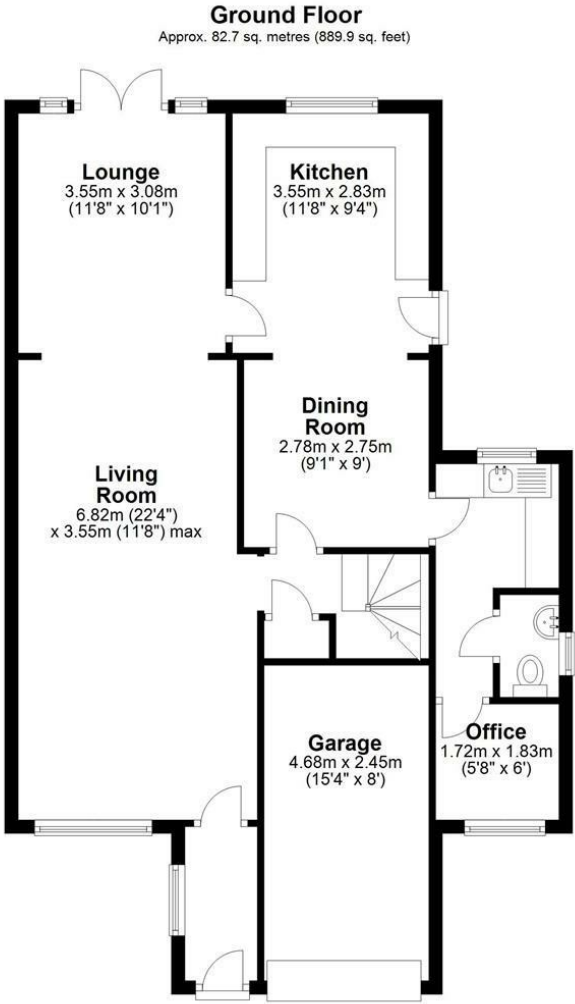
15'4" x 8' approx (4.67m x 2.44m approx)



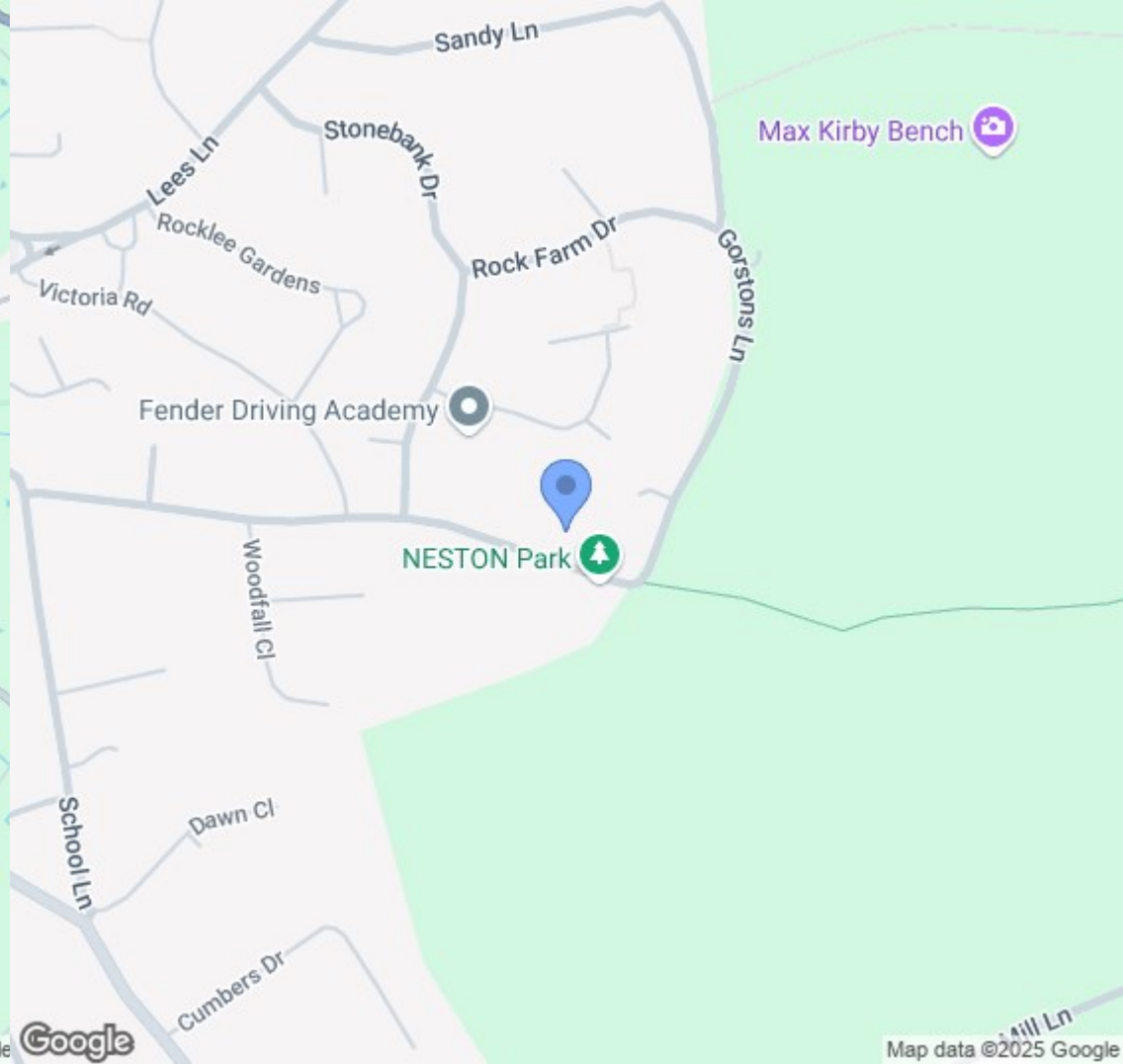


# EPC & Floor Plan

| Energy Efficiency Rating                    |               |                                                                                   |
|---------------------------------------------|---------------|-----------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                         |
| Very energy efficient - lower running costs |               |                                                                                   |
| (92 plus) A                                 | <div>58</div> | <div>78</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<br>2002/91/EC                                                        |
|                                             |               |  |



Total area: approx. 146.3 sq. metres (1574.7 sq. feet)  
**41 Woodfall Lane, NESTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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