

DRAFT DETAILS

Constables
SALES & LETTINGS



98 The Priory Neston CH64 3ST

£1,200 Per Month Per Month



- Semi-Detached Property
- Three Bedrooms
- Kitchen-Breakfast Room
- Lounge and Separate Dining Room
- Off Road Parking & Garage
- Enclosed Rear Garden
- Unfurnished
- Council Tax Band: C

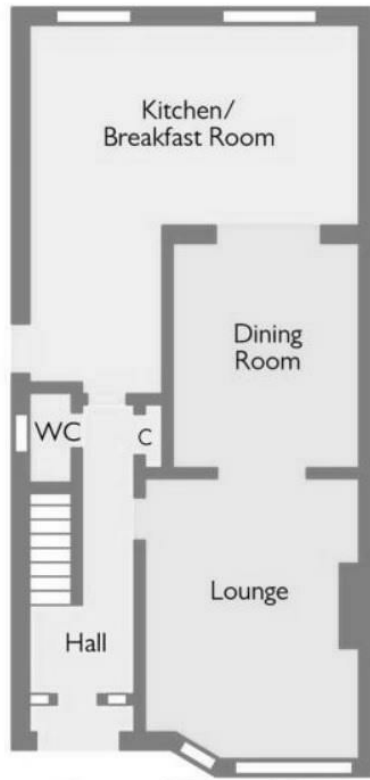
Constables is delighted to offer to let, this incredibly spacious and well-presented semi-detached property, located in a highly sought after area a short distance from Neston and Parkgate.

The accommodation comprises, entrance hallway with cloakroom, front lounge, dining room and a kitchen-breakfast room. The kitchen is well-appointed with solid wood units and includes a cooker, five ring hob, fridge-freezer, washing machine and dishwasher. On the first floor there are three bedrooms, two of which have built in wardrobes and there is a bathroom.

Externally a driveway provides off road parking and leads to a garage. The garage has power and light and a tumble drier. At the rear of the property there is an enclosed garden with patio, lawn and raised beds.

The accommodation is unfurnished and the property is available for immediate occupation.

Early viewing is recommended.



Ground Floor Plan

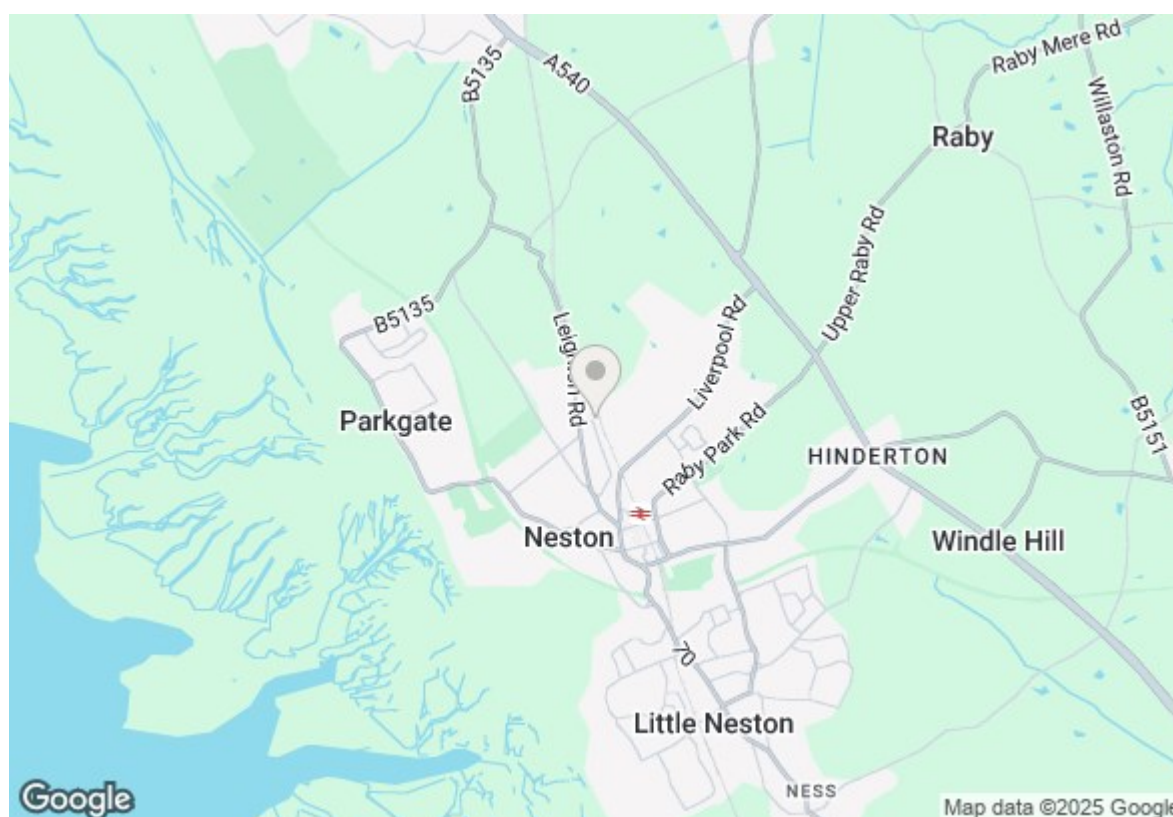


First Floor Plan

Schematic Diagram only - Not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hallway

Lounge

15'2" x 12'3"

Dining Room

12'5" x 10'3"

Kitchen-Breakfast Room

16'10" x 8' extending to 17'6" x 6'10"

Landing

Bedroom One

15'4" max x 11'2" max

Bedroom Two

11'2" x 11'2"

Bedroom Three

9'4" x 7'2"

Bathroom

8'9" x 7'1"





