



Constables
SALES & LETTINGS

Blackeys Lane , Neston

£425,000

An impressive, detached double fronted period property constructed around 1903. The property occupies a good-sized plot and provides very spacious accommodation.

The property has been improved with the construction of an enclosed porch area, the installation of solar panels (on a feed in tariff), the loft is insulated, the boiler was replaced around 2009, the kitchen has been overhauled and the garden has been skilfully landscaped. The property has been incredibly well-maintained and has recently had the exterior painted.

The accommodation comprises, covered entrance porch, hallway, large lounge-snug and a fantastic kitchen-dining room complete with terracotta tiled flooring a range of intertiled appliances and a log burning stove. On the first floor there are three double bedrooms and a single fourth bedroom which would make an ideal study or nursery. The main bedroom has an extensive range of fitted wardrobes. The accommodation is completed by the family bathroom which has a shower over a bath and a very large full height storage space.

Externally at the front there are double gates opening to a driveway with parking for several vehicles and there is a front lawn with border containing established rose bushes. At the rear is a landscaped garden with a raised paved patio area, composite decked area, vegetable beds, lawned area and established borders. The rear garden also has a useful outhouse with water, power and light and there is a storage room and outside W.C.



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- Traditional Detached Property
- Kitchen-Dining Room
- Neston town Centre Location
- Early Viewing Essential

- Four Bedrooms
- Beautiful Rear Garden with Outbuilding & Outside W.C.
- Solar Panels Fitted

- Large Lounge
- Off Road Parking
- Council Tax Band: E (Cheshire West & Chester)

Location

Nestled in the heart of the Wirral Peninsula, Neston is a charming market town that effortlessly combines picturesque surroundings with modern living. Known for its rich history, the town offers a blend of period properties, traditional cottages, and contemporary homes. Its idyllic location, just a short distance from the bustling cities of Chester and Liverpool, makes it a perfect choice for those seeking a peaceful retreat with easy access to urban amenities.

The town is set against the backdrop of scenic countryside and is close to the River Dee, providing ample opportunities for outdoor activities like walking, cycling, and birdwatching. Neston's charming high street features a variety of independent shops, cafes, and restaurants, creating a vibrant community atmosphere. With excellent local schools, healthcare

facilities, and a strong sense of community, Neston is ideal for families, retirees, and commuters alike. The property is within walking distance of amenities including supermarkets, independent retailers and doctor and dentist surgeries.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles

away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester. Neston train station and bus links are close by making public transport an easy option for access to Liverpool & Chester.

Approximate Distances: Chester: 11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

Porch

Entrance Hallway

Living Room

14'4" max narrowing to 10'9" x 22'1" (4.39m max narrowing to 3.3m x 6.74m)

Kitchen-Dining Room

22'1" x 11'5" narrowing to 8'5" (6.74m x 3.48m narrowing to 2.57)

Landing

Bedroom One

14'2" max x 12'7" (4.32m max x 3.84m)

Bedroom Two

14'0" x 8'11" (4.27m x 2.72m)

Bedroom Three

12'0" x 9'3" (3.66m x 2.82m)

Bedroom Four

6'3" x 5'6" (1.91m x 1.70m)

Bathroom

8'4" x 5'11" (2.55m x 1.81m)

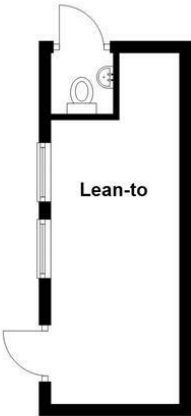




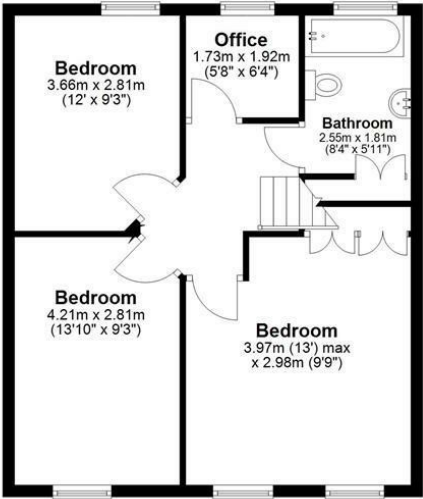
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	71	86
(92 plus) A		
(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 

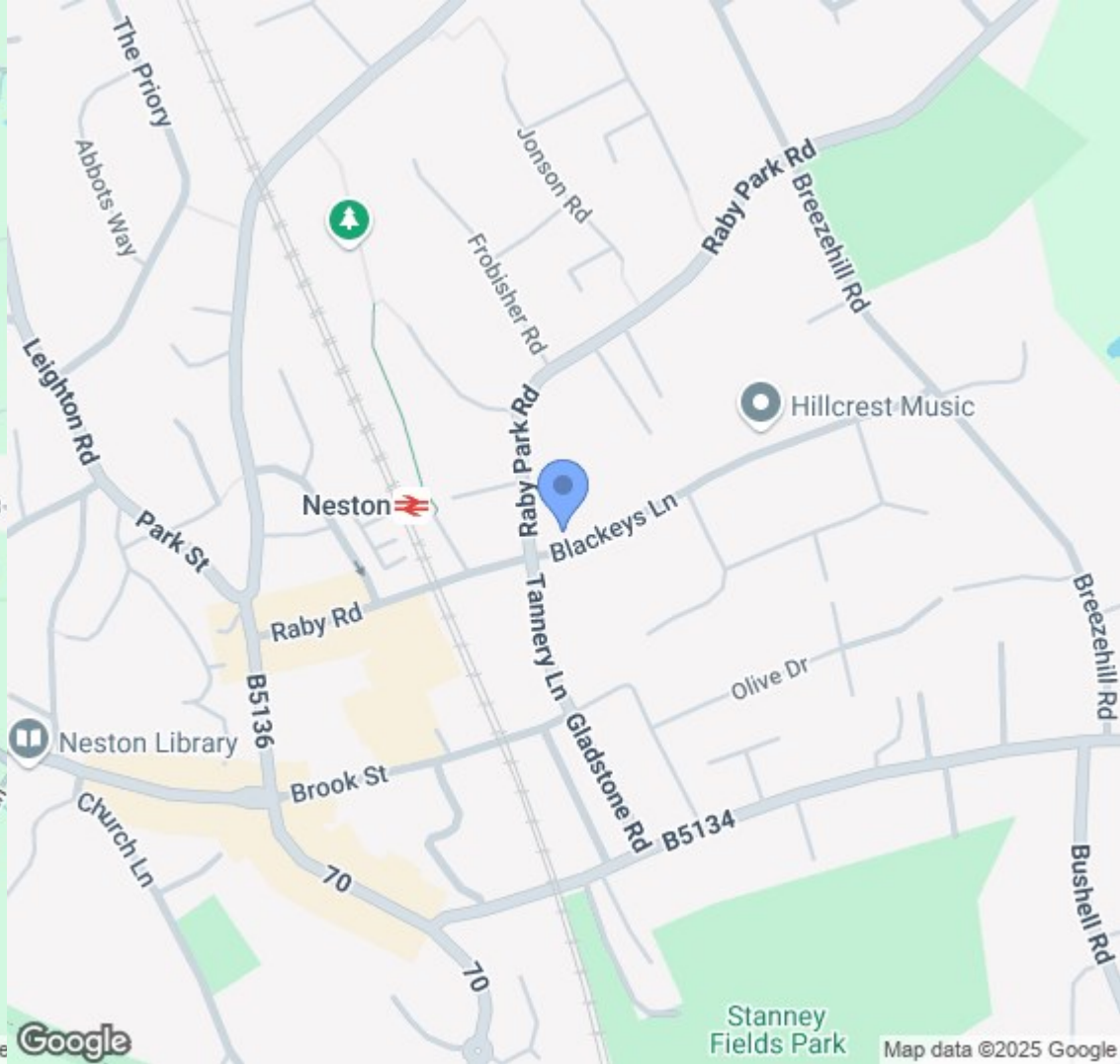
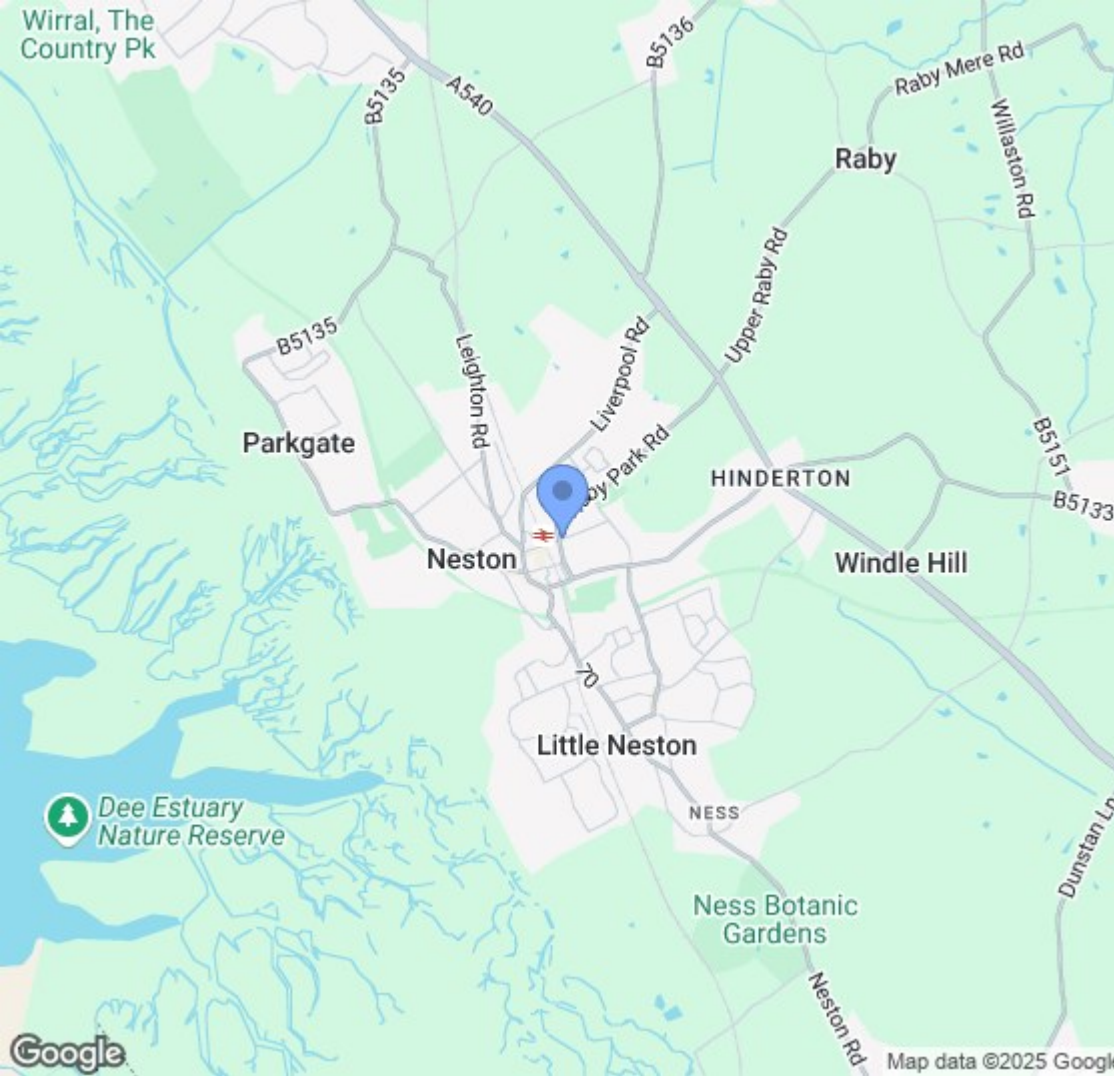
Ground Floor
Approx. 77.1 sq. metres (829.8 sq. feet)



First Floor
Approx. 53.0 sq. metres (570.4 sq. feet)



Total area: approx. 130.1 sq. metres (1400.2 sq. feet)
1 Blackeyes Lane, NESTON



Location Map

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