




**Constables**  
SALES & LETTINGS

Bridge Street , Neston

£225,000





Constables is delighted to offer for sale this extended period cottage located in the heart of Neston town centre. The property provides deceptively spacious accommodation that is immaculately presented and comprises, a large lounge at the front of the property with a fireplace and built in shelving, a utility room, a kitchen-dining room with an integrated oven and hob and underfloor heating and there is a good-sized conservatory off the kitchen which opens to the garden. On the first floor there is a shower room and two double bedrooms with built in wardrobes. Externally there is a parking area (non reserved) at the front and at the rear there is a walled courtyard with block paving and raised borders.

The property has been fitted with solar panels that are on a feed in tariff and there is mains gas central heating. This exceptional home is offered for sale with no onward chain.







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- Extended End-Terraced Cottage
- Deceptively Spacious
- Kitchen-Diner & Pantry
- Solar Panels Installed

- Located in Neston town Centre
- Two Double Bedrooms with Built in Wardrobes
- Enclosed Courtyard Garden

- Exceptional Finish
- Large Lounge & Conservatory
- No Onward Chain



### Lounge

16'5" x 14'9" (5.00m x 4.50m)

### Kitchen

11'10" under stairs x 9'1" ( 3.63m  
under stairs x 2.79m)

### Conservatory

9'8" x 8'7" (2.95m x 2.62m)

### Pantry

9'8" x 8'7" (2.95m x 2.62m)

### Landing

### Bedroom One

11'8" maximum x 11'8" ( 3.58m  
maximum x 3.56m)

### Bedroom Two

9'1" x 8'9" (2.79m x 2.67m)

### Bathroom




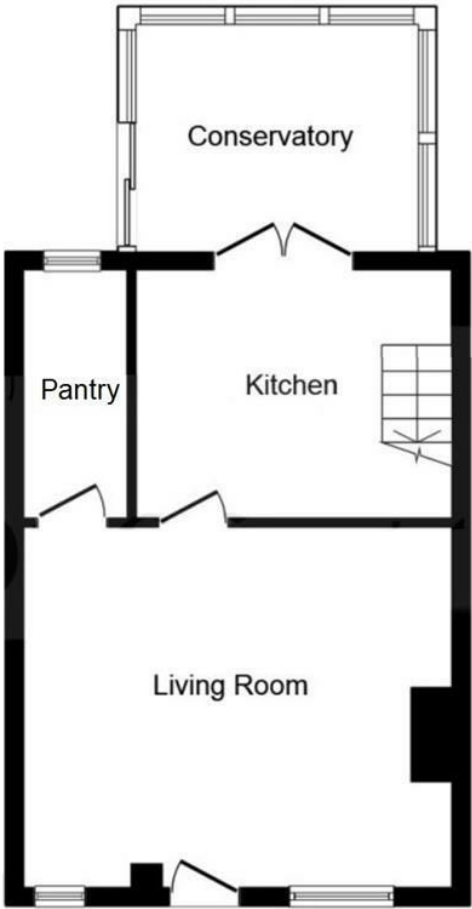




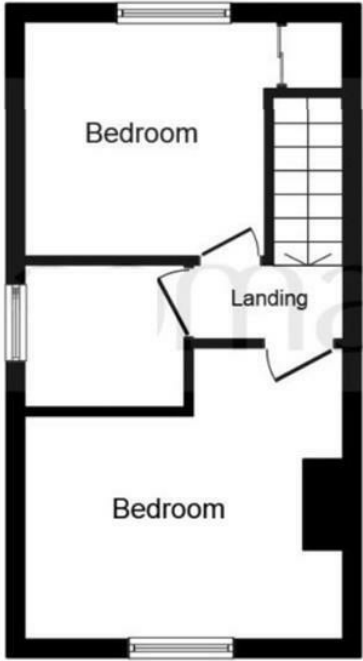


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	76	86
(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
		

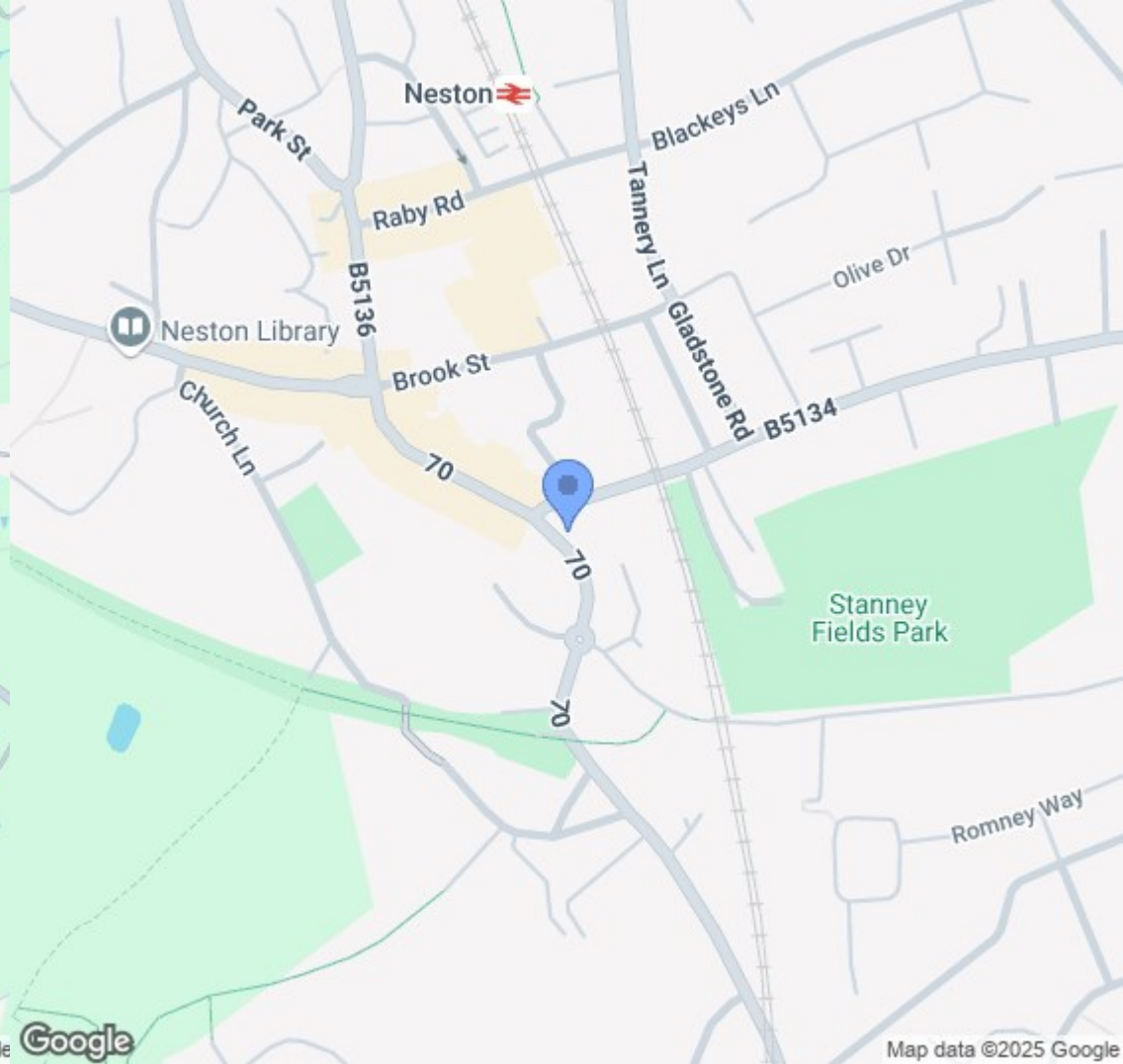
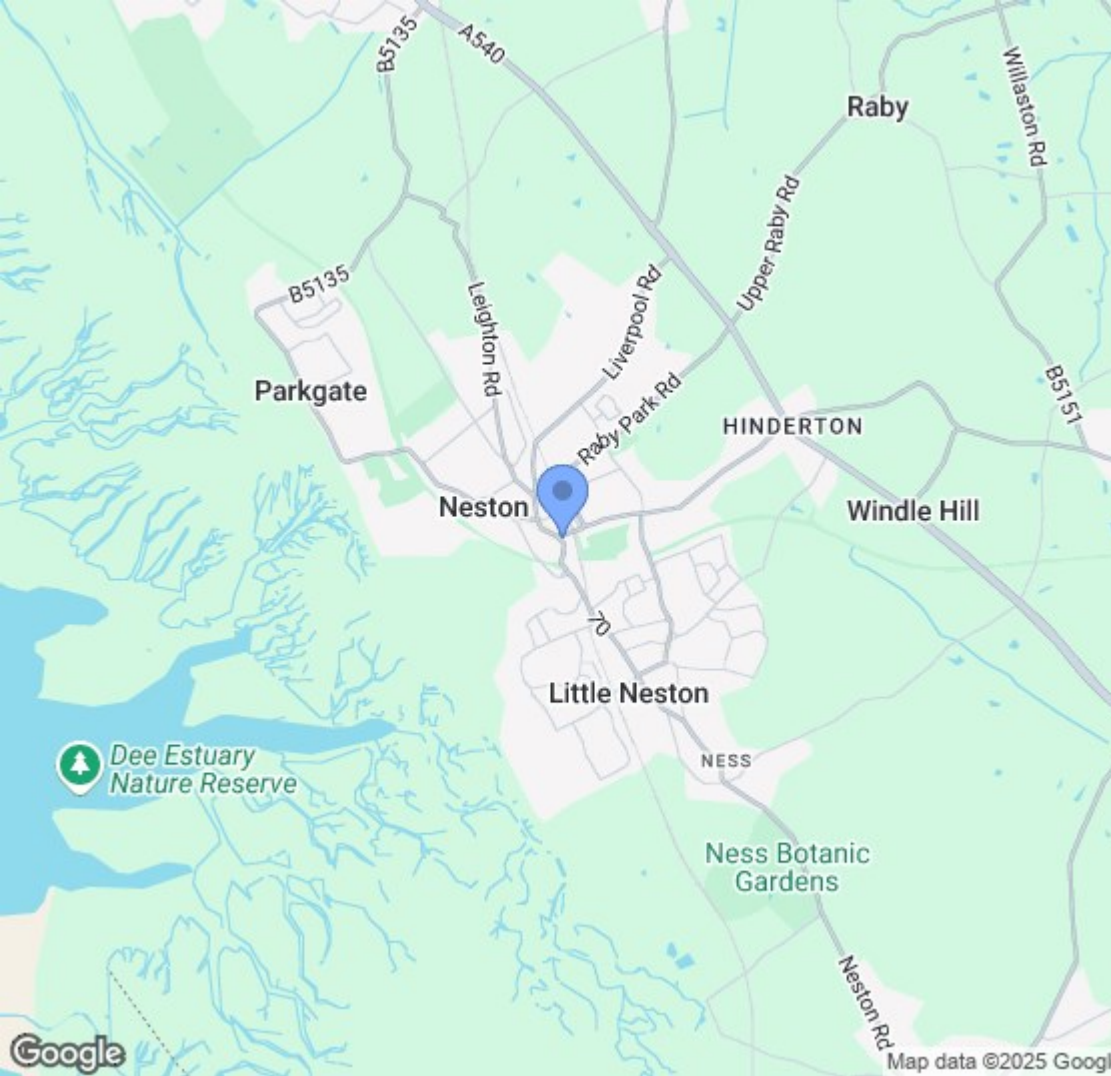


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.



## Location Map

# Constables

S A L E S   &   L E T T I N G S

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