

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



**34 Raby Road Neston CH64**

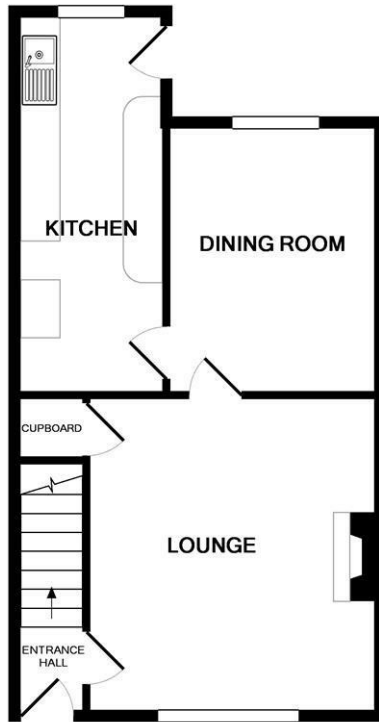
**£180,000**



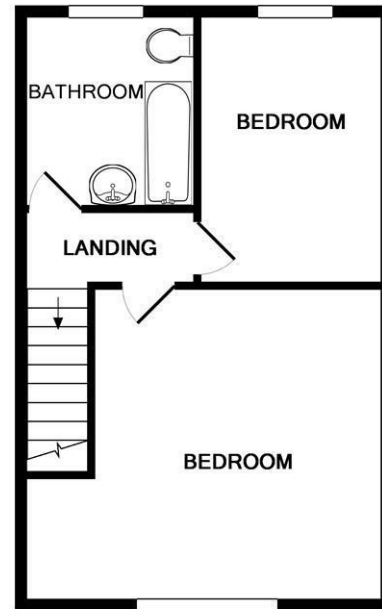
- Terraced Cottage
- Town Centre Location
- Two Bedrooms
- Two Reception Rooms
- Enclosed Garden
- On Street Parking
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: A (Cheshire West & Chester)

A two bedroom terraced cottage which enjoys a fantastic location in Neston town centre.

The property would make an ideal first time buy or buy-to-let investment and is offered for sale with no onward chain. The accommodation comprises; entrance hallway, lounge, dining room and a kitchen. On the first floor there are two bedrooms and a bathroom. At the rear of the property is an enclosed courtyard style garden. Parking is available on the road in front of the property.



GROUND FLOOR



1ST FLOOR

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**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.

Neston also offers convenient transport links, including easy access to the M53 motorway, making it well-connected for both work and leisure. Whether you're looking for a historic home in the town center or a modern family property on the outskirts, Neston offers a perfect balance of village charm and contemporary convenience.

**Accommodation**

**Hallway**

**Lounge**

12'9" x 11'8"

**Dining Room**

11'5" x 8'9"

**Kitchen**

15'3" x 6'0"

**Landing**

**Bedroom One**

15'3" x 12'11"

**Bedroom Two**

10'7" x 6'3"

**Bathroom**

7'4" x 7'4"

















