

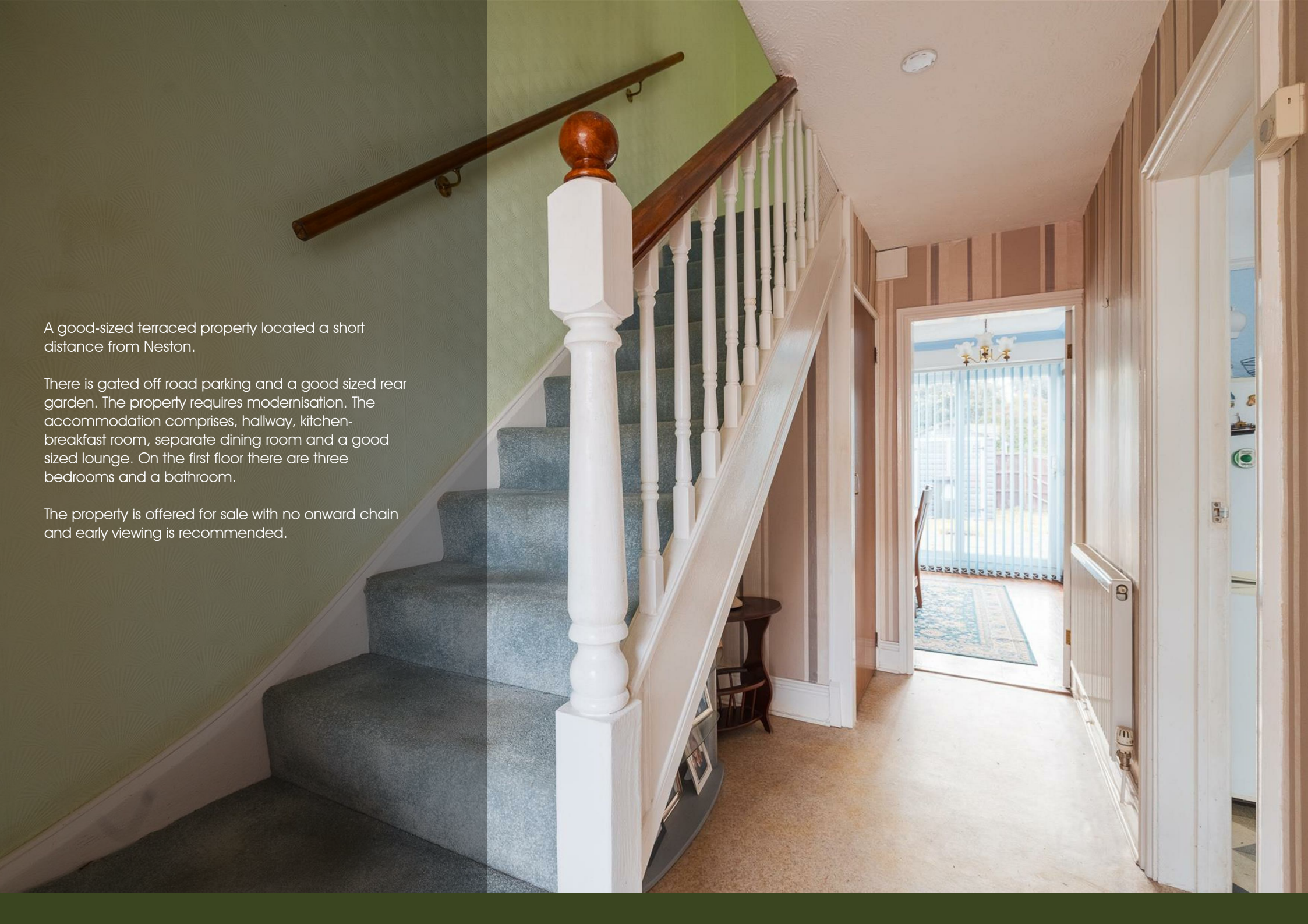


**Constables**  
SALES & LETTINGS

Frobisher Road , Neston

£165,000



A photograph of a hallway and staircase in a terraced property. The staircase has blue carpeting and white balustrades with a dark wood handrail. The wall is covered in green patterned wallpaper. The hallway has a light-colored carpet and leads to a room with a large window and a radiator. The room has a blue and white striped curtain and a chandelier.

A good-sized terraced property located a short distance from Neston.

There is gated off road parking and a good sized rear garden. The property requires modernisation. The accommodation comprises, hallway, kitchen-breakfast room, separate dining room and a good sized lounge. On the first floor there are three bedrooms and a bathroom.

The property is offered for sale with no onward chain and early viewing is recommended.





# Constables

SALES & LETTINGS

- Three Bedroom Mid-Terraced Property
- Off Road Parking
- No Onward Chain
- Two Reception Rooms
- Enclosed Rear Garden
- Kitchen-Breakfast Room
- Close to Neston town centre



## Hallway

## Kitchen-Breakfast Room

11'4" x 14'6" (3.46m x 4.42m)

## Dining Room

9'6" x 5'10" (2.92m x 1.79m)

## Living Room

10'4" x 20'8" (3.15m x 6.32m)

## Landing

## Bedroom One

12'4" max x 10'5" (3.77m max x 3.18m)

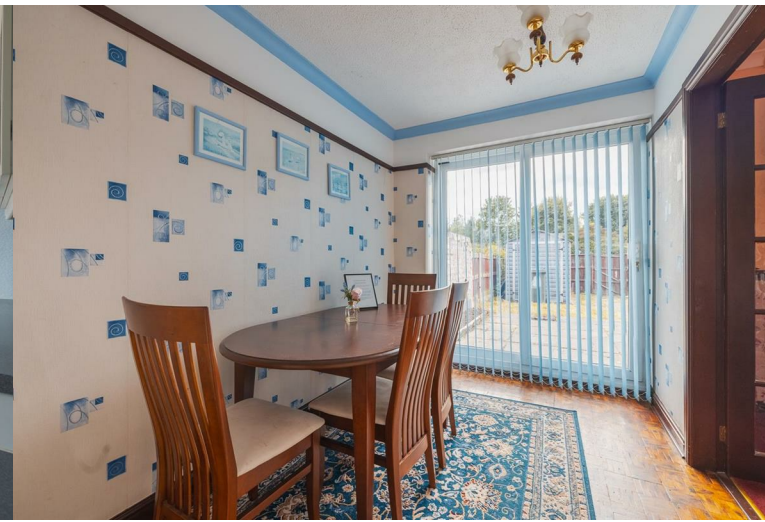
## Bedroom Two

9'9" x 13'8" (2.99m x 4.18m)

## Bedroom Three

9'9" x 7'5" (2.99m x 2.28m)

## Bathroom




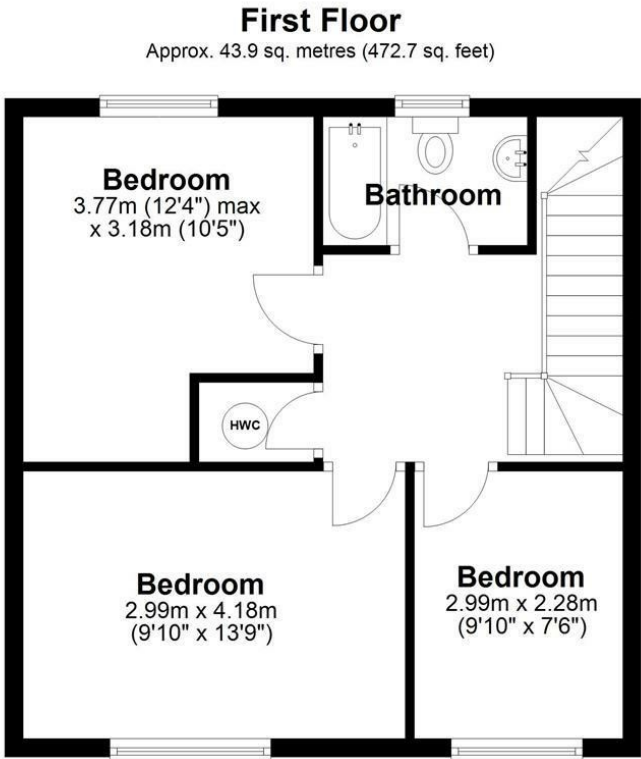
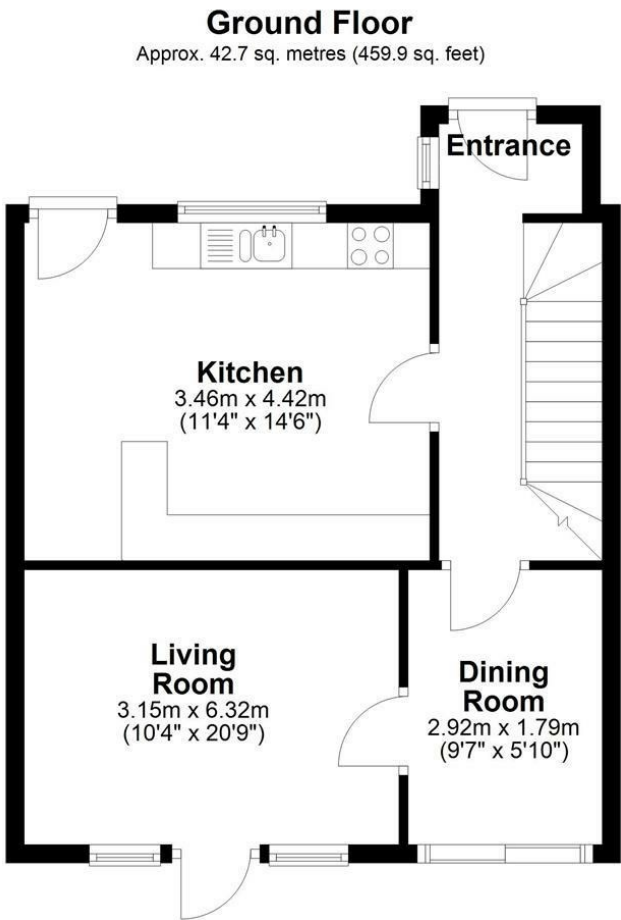




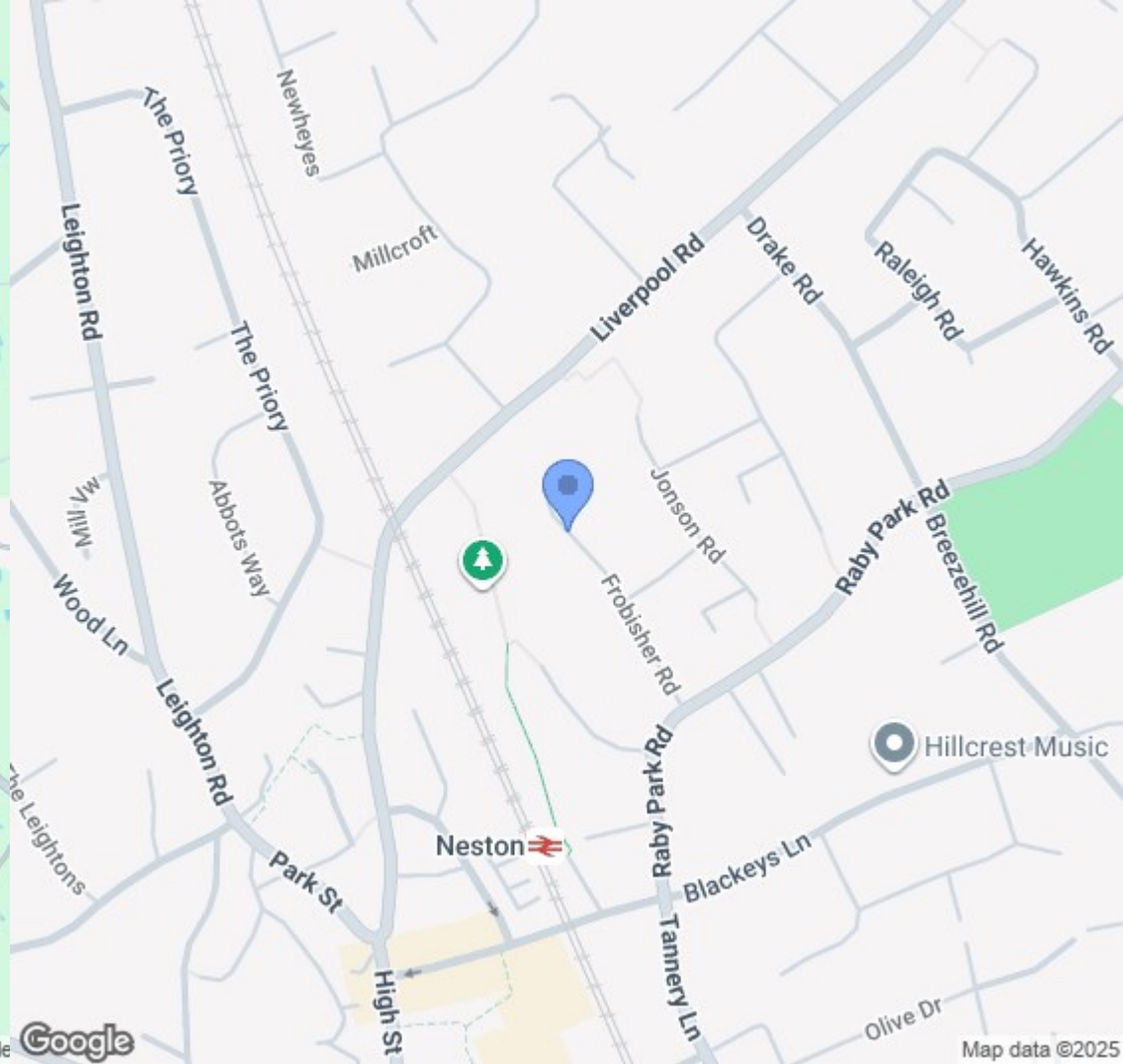
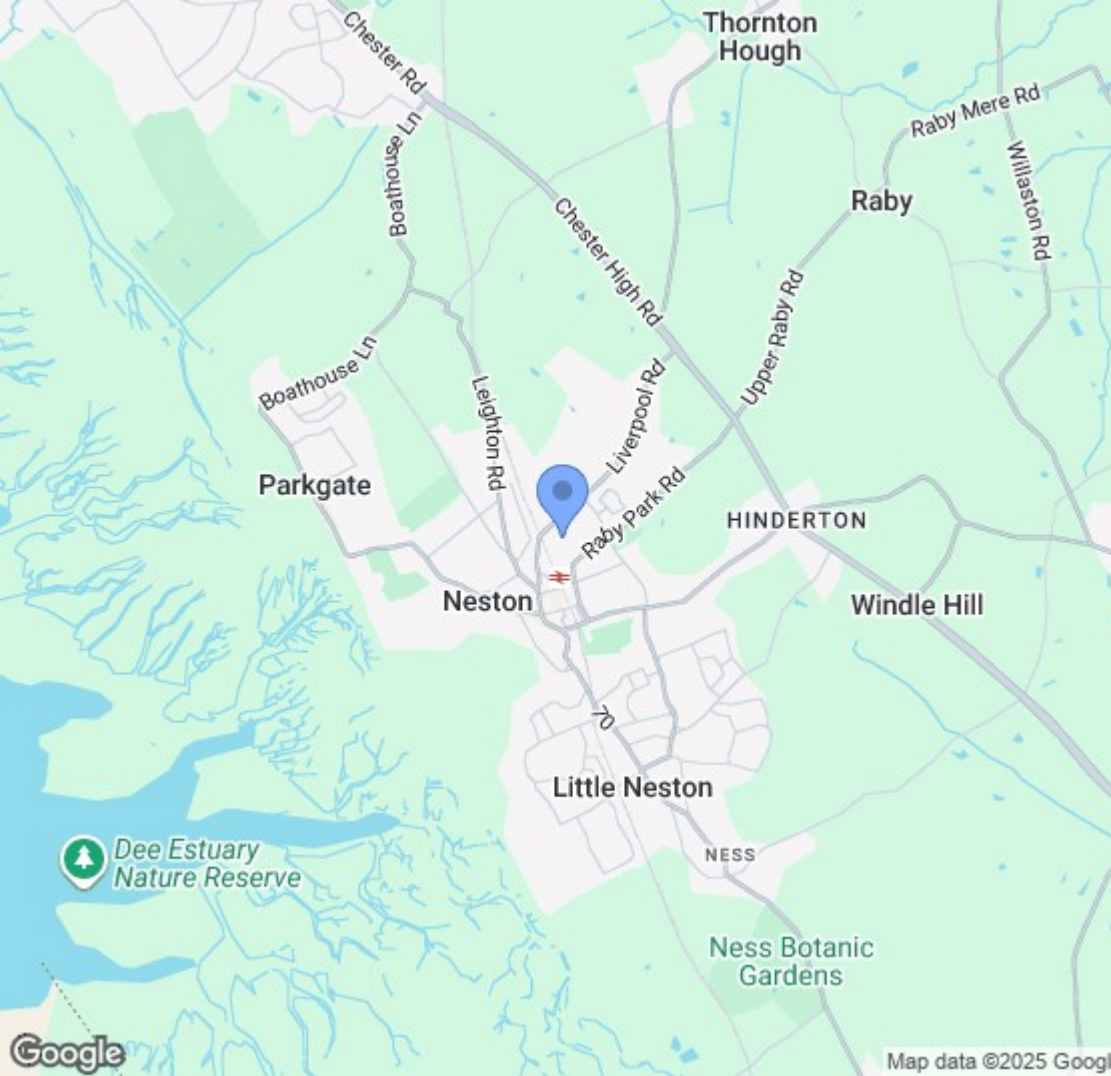


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<div>60</div>	<div>78</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Total area: approx. 86.6 sq. metres (932.7 sq. feet)  
**53 Frobisher Road, NESTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333