

DRAFT DETAILS

Constables
SALES & LETTINGS



3



1



2



E

51 The Priory Neston CH64 3SR

£295,000



- Three Bedroom Semi Detached Family Home
- Off Road Parking and Garage
- Scope for Modernisation
- Generous South Facing Garden
- Sought After Location
- No Onward Chain

Constables are delighted to present this three bedroom semi-detached family home located on The Priory, a popular and well-established residential area in Neston. The property occupies a generous plot with an impressive south-facing rear garden and offers fantastic potential for modernisation, making it an ideal opportunity for those looking to create a home tailored to their own taste and style.

The accommodation briefly comprises an entrance hallway, a spacious lounge, and a separate dining room with views over the garden. The kitchen is positioned at the rear of the property and provides access to the outside space. To the first floor there are three well-proportioned bedrooms and a family bathroom.

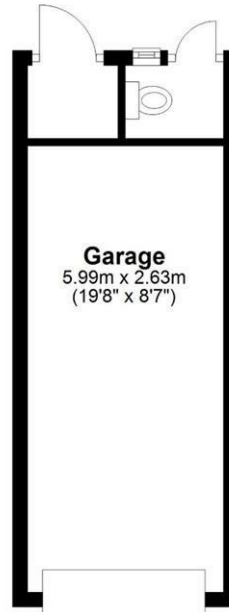
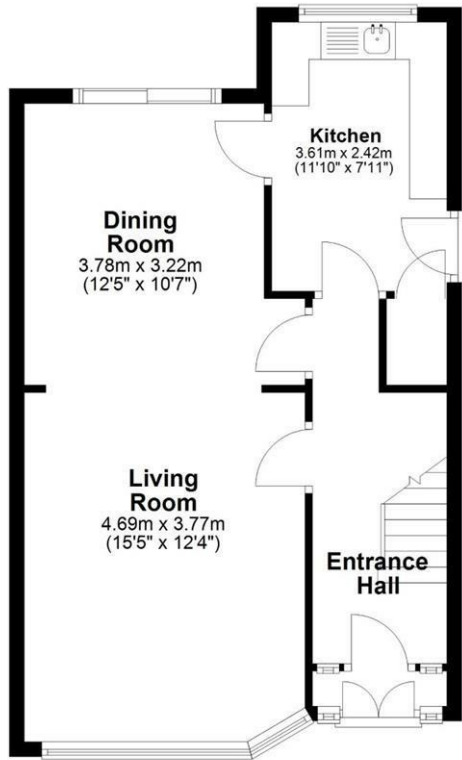
Externally, the highlight of this home is the superb rear garden, which enjoys a sunny southerly aspect and provides excellent space for families or keen gardeners. There is also a front garden and driveway providing off-road parking, along with potential to extend (subject to planning consent).

The Priory is a sought-after and peaceful location within easy reach of Neston town centre, offering an excellent range of shops, eateries and amenities. Highly regarded schools and transport links to Chester, Liverpool and the surrounding areas are also close by.

Early viewing is strongly recommended to appreciate the potential and generous plot this home offers.

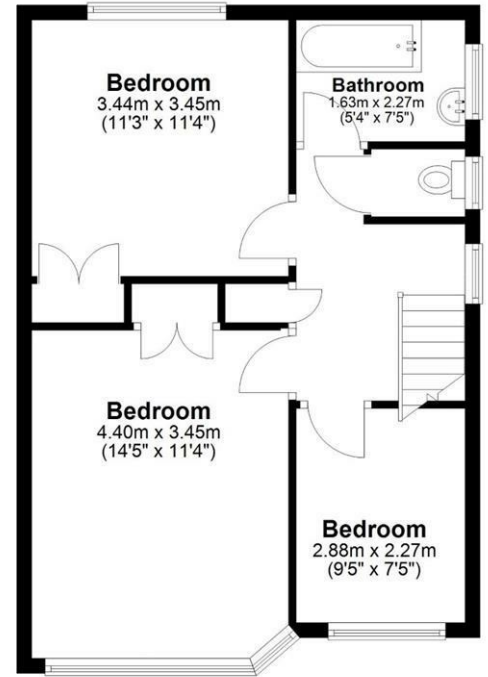
Ground Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.9 sq. feet)

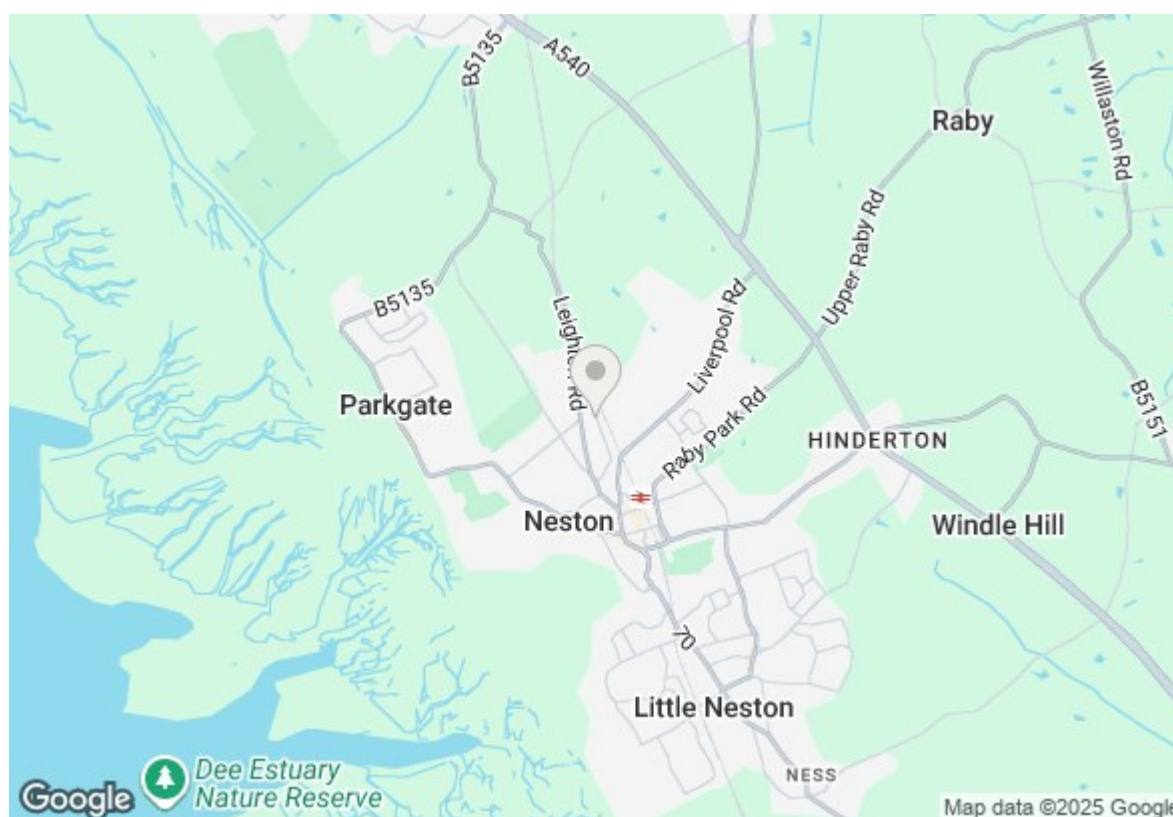


Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

51 The Priory, NESTON

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 53 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



Entrance Hall

Lounge

Dining Room

Kitchen

First Floor

Master Bedroom

Second Bedroom

Third Bedroom

Family Bathroom







