



Constables
SALES & LETTINGS

Marshlands Road Little Neston, Neston

£260,000

An aerial photograph of a suburban neighborhood. In the foreground, several houses with dark roofs and brick or white walls are visible. A prominent white house with a dark roof is in the lower center. To its right, a red car is parked on a driveway. Further back, a large, flat, yellowish-brown area, likely a marsh or estuary, stretches towards the horizon. The sky is overcast with grey clouds. The text is overlaid on the left side of the image.

Constables is delighted to offer for sale this immaculate semi-detached bungalow situated in a highly desirable area, close to the Dee Estuary and local amenities.

The property provides well-proportioned accommodation and has the benefit of a private, south-facing garden. The accommodation briefly comprises; vestibule entrance, hallway, lounge-dining room with fireplace. The kitchen is fitted with an excellent range of units in a contemporary style; there is an integrated oven and hob and space for fridge-freezer, dishwasher and washing machine. A cupboard houses a combi boiler. There are two double bedrooms at the front of the property, the main bedroom has extensive built in wardrobes. The bathroom has been recently modernised and features tiled walls and a walk in double base shower.

Externally, at the front of the property there is a lawn behind a brick and fence boundary and a slate driveway with block paved edging provides off road parking. At the rear of the property is an enclosed garden with lawn, established borders, paved patio and timber shed.

This stunning bungalow is available to purchase with no onward chain and early viewing is essential.

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- Semi-Detached Bungalow
- Lounge-Dining Room
- Off Road Parking

- Highly Sought After Location
- Modern Kitchen with space for Breakfast Table
- New Bathroom

- Two Double Bedrooms
- South-Facing Rear Garden
- No Onward Chain

Location

Vestibule Entrance

Hallway

Lounge-Dining Room

15'10" x 12'2" (4.83m x 3.71m)

Kitchen-Breakfast Room

10'9" max x 10'5" (3.28m max x 3.18m)

Bedroom One

13'4" x 9'2" to wardrobe (4.06m x 2.79m to wardrobe)

Bedroom Two

10'7" 9' (3.23m 2.74m)

Bathroom

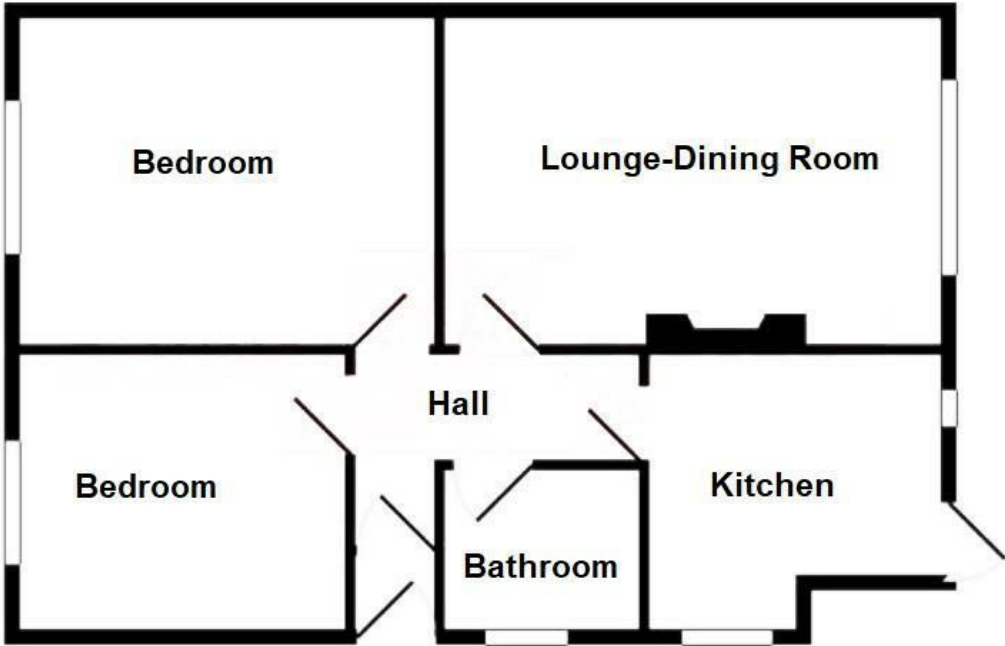
6'9" x 5'5" (2.06m x 1.65m)



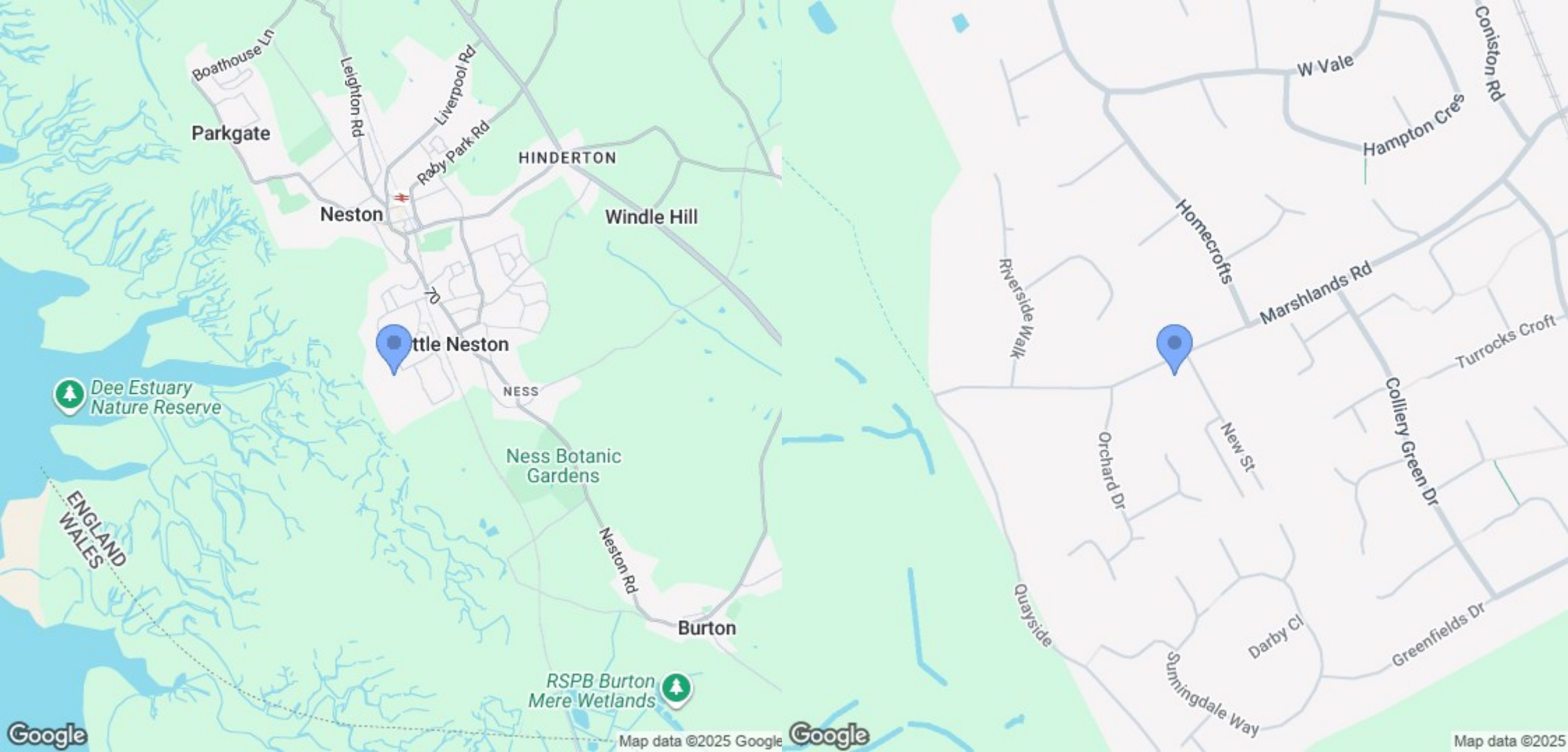


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	



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.



Location Map

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S A L E S & L E T T I N G S

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