



**Constables**  
SALES & LETTINGS

Marshlands Road Little Neston, Neston

£240,000

Constables are delighted to offer for sale this modern semi-detached property located in a highly sought after area of Little Neston.

The accommodation comprises, entrance porch, hallway, lounge, kitchen-breakfast room and conservatory. On the first floor there are three bedrooms; two bedrooms have built in storage and there is a bathroom with modern white suite.

Externally a driveway provides off road parking and at the rear there is a garage and an enclosed low maintenance garden.

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



- Semi-Detached Property
- Kitchen-Breakfast Room
- No Onward Chain
- Three Bedrooms
- Off Road Parking & Garage
- Lounge and Conservatory
- Enclosed Garden



## **Entrance Porch**

## **Hallway**

## **Lounge**

15'9" x 12'11" (4.80m x 3.94m)

## **Kitchen-Breakfast Room**

15'10" x 7'10" (4.83m x 2.39m)

## **Conservatory**

9'8" x 8' (2.95m x 2.44m)

## **Landing**

## **Bedroom One**

11'11" x 9'8" (3.63m x 2.95m)

## **Bedroom Two**

12'4" x 10' max into wardrobe  
(3.76m x 3.05m max into  
wardrobe)

## **Bedroom Three**

9'6" reducing to 6'6" x 5'8" (2.90m  
reducing to 1.98m x 1.73m)

## **Bathroom**

7'9" x 5'9" (2.36m x 1.75m)



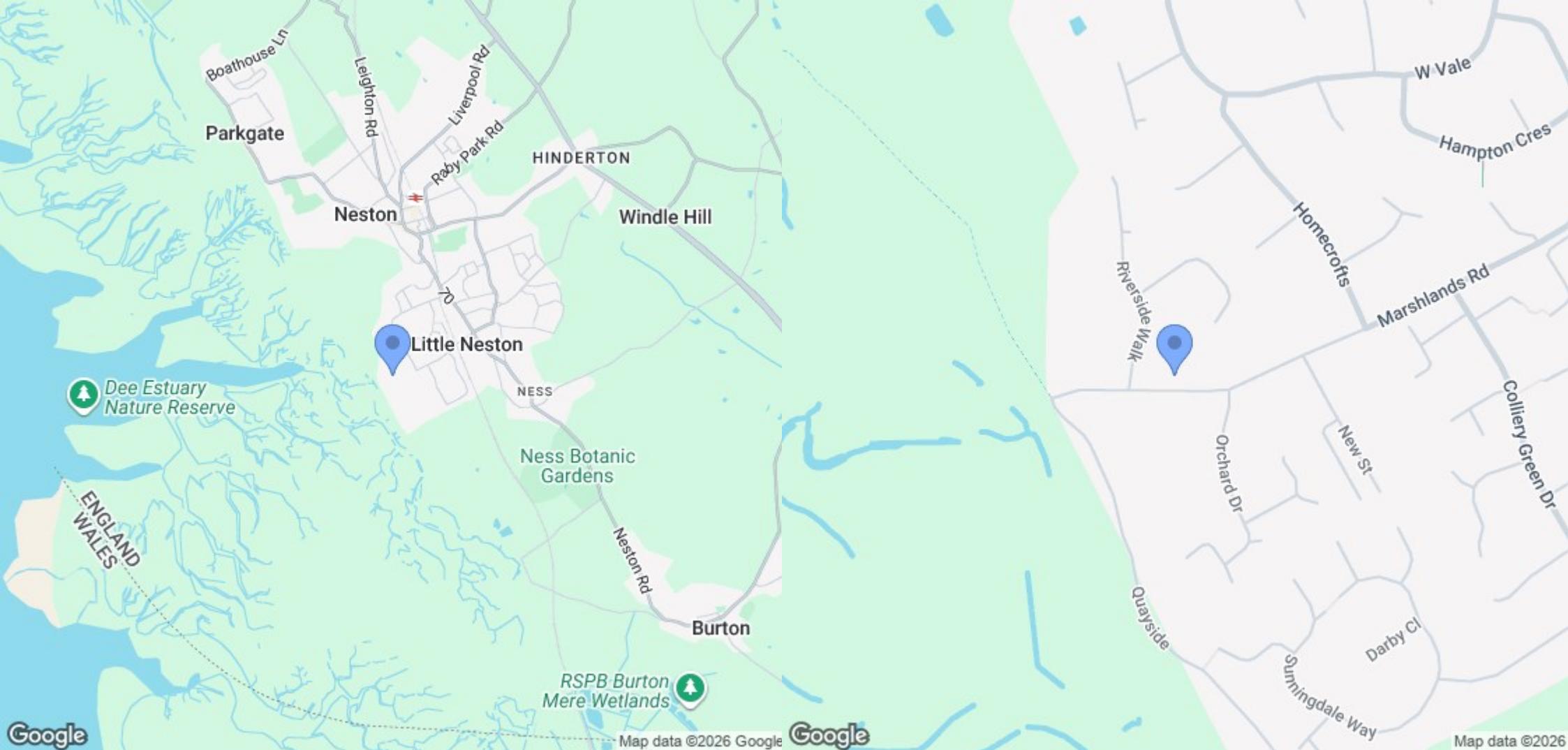


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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

# Constables

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

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