

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



**35 West Drive Neston CH64**

**£375,000**



- Extended Semi-Detached Property
- Fantastic Sized Plot
- Cul-De-Sac Location Close to the Dee Estuary
- Three Bedrooms + Ground Floor Bedroom/Study
- Modern Kitchen & Bathroom
- Spacious Living Room & Conservatory
- Recently Refurbished
- No Onward Chain

Set within a quiet and desirable cul-de-sac just moments from the stunning Dee Estuary, this extended and recently refurbished semi-detached home offers generous, light-filled accommodation ideal for modern family living.

The ground floor is arranged around a spacious living room with bay window to the front and full-length glazing to the rear, opening into a conservatory with double doors onto the garden—perfect for relaxed everyday living and entertaining. A well-appointed kitchen provides an excellent range of units and space for appliances, while a versatile study completes the floor, ideal for home working or use as a fourth bedroom.

Upstairs, there are three well-proportioned bedrooms and a smart modern bathroom featuring a corner bath and separate shower.

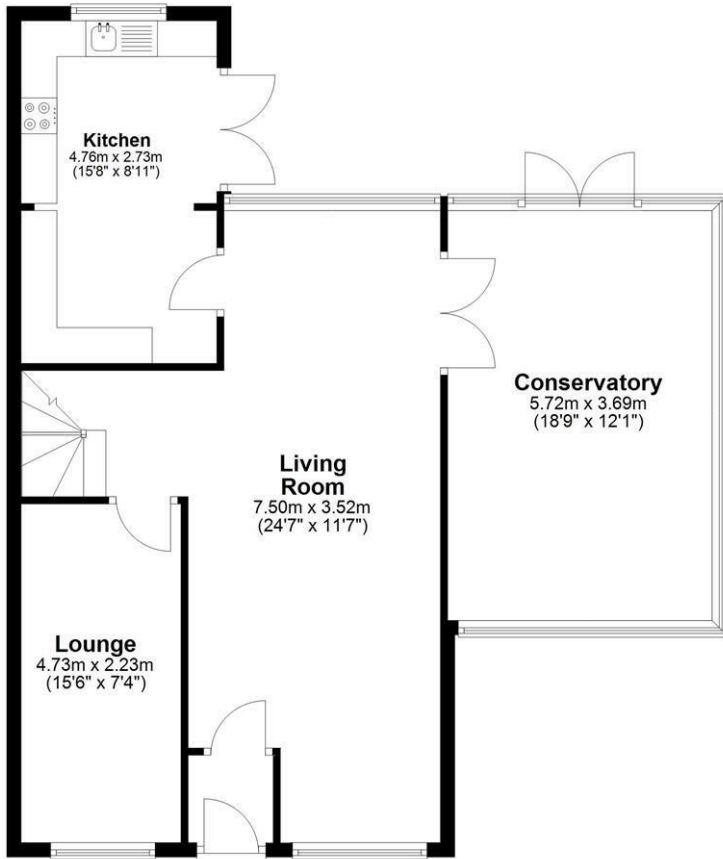
Set back from the road, the property enjoys off-road parking and occupies a particularly generous plot, with an extensive lawn, planted orchard and patio designed for outdoor dining and family life.

Situated in a much sought after area of Neston, the home benefits from a thriving community of independent shops, cafés and excellent local schools, with convenient access to both Liverpool and Chester.

Offered for sale with no onward chain, early viewing is highly recommended.

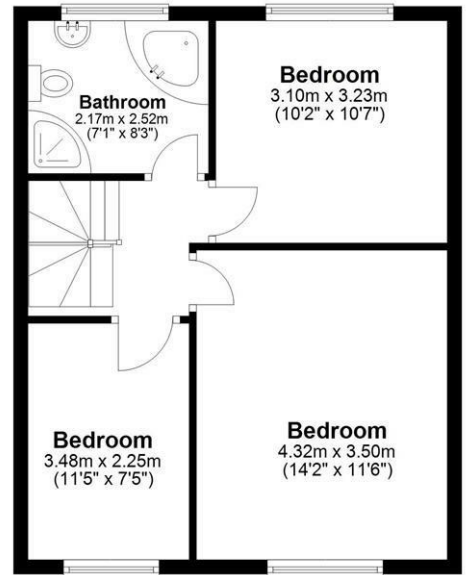
### Ground Floor

Approx. 80.5 sq. metres (866.6 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)

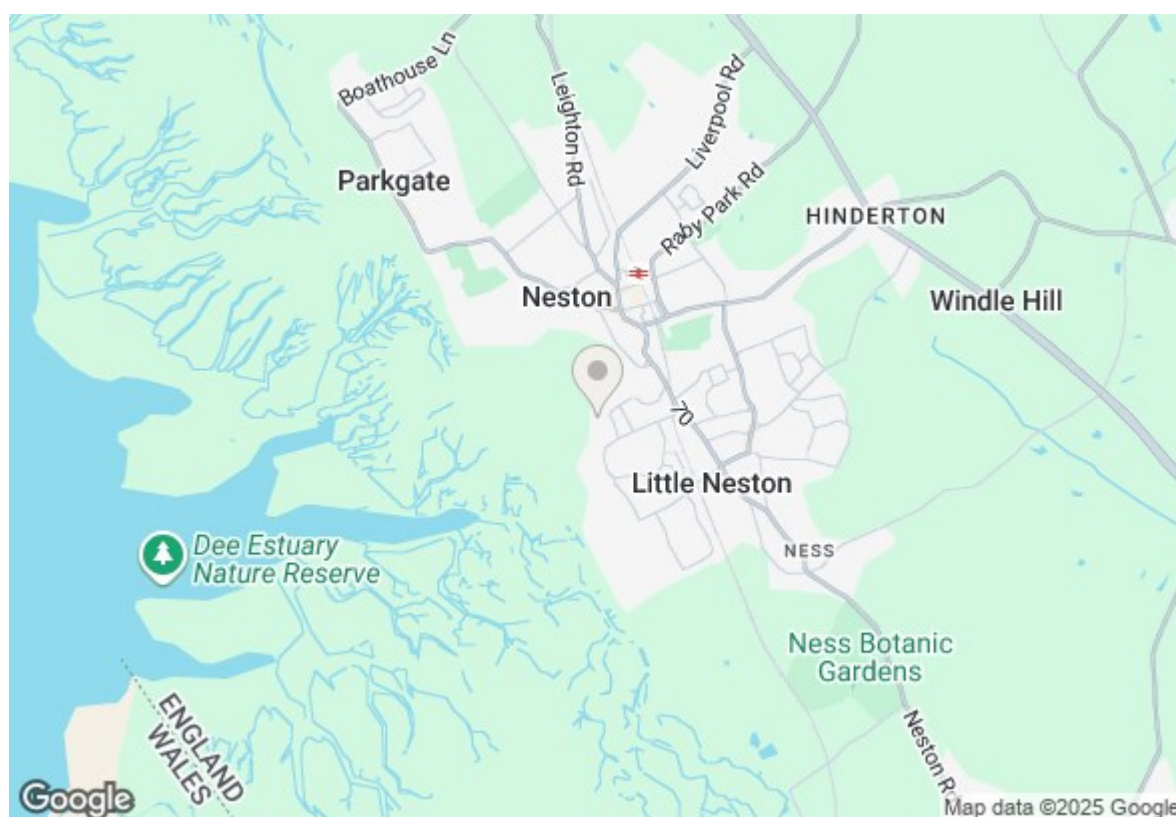


Total area: approx. 124.6 sq. metres (1341.3 sq. feet)

**35 West Drive, NESTON**

# Energy Efficiency Rating

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



**Entrance Porch**

**Living Room**

**28'7" max into bay x 11'4" excluding stairwell**

**Conservatory**

**18'9" x 12'1"**

**Kitchen**

**16'0" x 8'8"**

**Study/Bedroom Four**

**15'4" x 7'1"**

**Landing**

**Bedroom One**

**14'1" x 11'5"**

**Bedroom Two**

**10'2" x 10'4"**

**Bedroom Three**

**11'2" x 7'4"**

**Bathroom**

**7'4" x 8'2"**



