



**Constables**  
SALES & LETTINGS

Rydal Close

Little Neston, Neston

£235,000



Constables are delighted to offer for sale this attractive two bedroom semi-detached property, tucked away within a sought-after cul-de-sac in the popular area of Little Neston.

The accommodation briefly comprises an entrance porch leading into a comfortable lounge, with a kitchen-dining room to the rear providing space for everyday living and entertaining. To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite WC, alongside a family bathroom.

Externally, the property enjoys an enclosed rear garden with a pleasant sunny aspect, ideal for outdoor dining and relaxation. To the front there is off-road parking along with a carport.

The property is conveniently located for local amenities, schools and transport links, making it well suited to first-time buyers, downsizers or investors alike.







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- Two Bedroom Semi Detached
- Well Maintained Throughout

- Off Road Parking and Car Port
- Generous Garden with Mature Hedges

- En-suite Bathroom
- Sought After Location



## Porch

## Lounge

14'9" x 12'7" (4.52m x 3.84m)

## Kitchen / Breakfast Room

12'7" x 8'9" (3.84m x 2.67m))

## Landing

## Master Bedroom

12'7" x 10'0" (3.86m x 3.07m)

## En-Suite

## Second Bedroom

8'2" x 7'4" (2.49m x 2.26m)

## Bathroom


## Garden

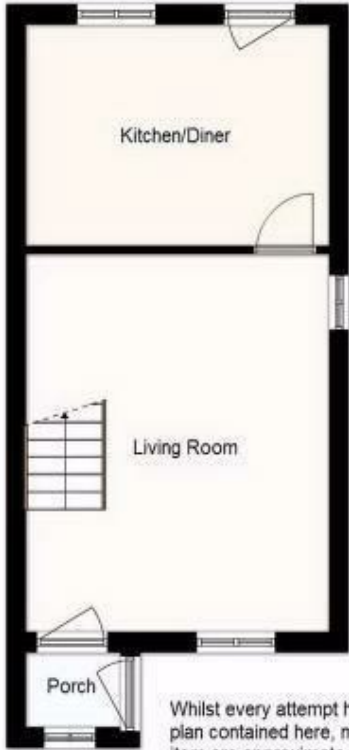




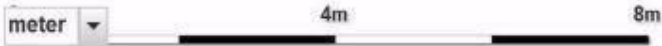


# EPC & Floor Plan

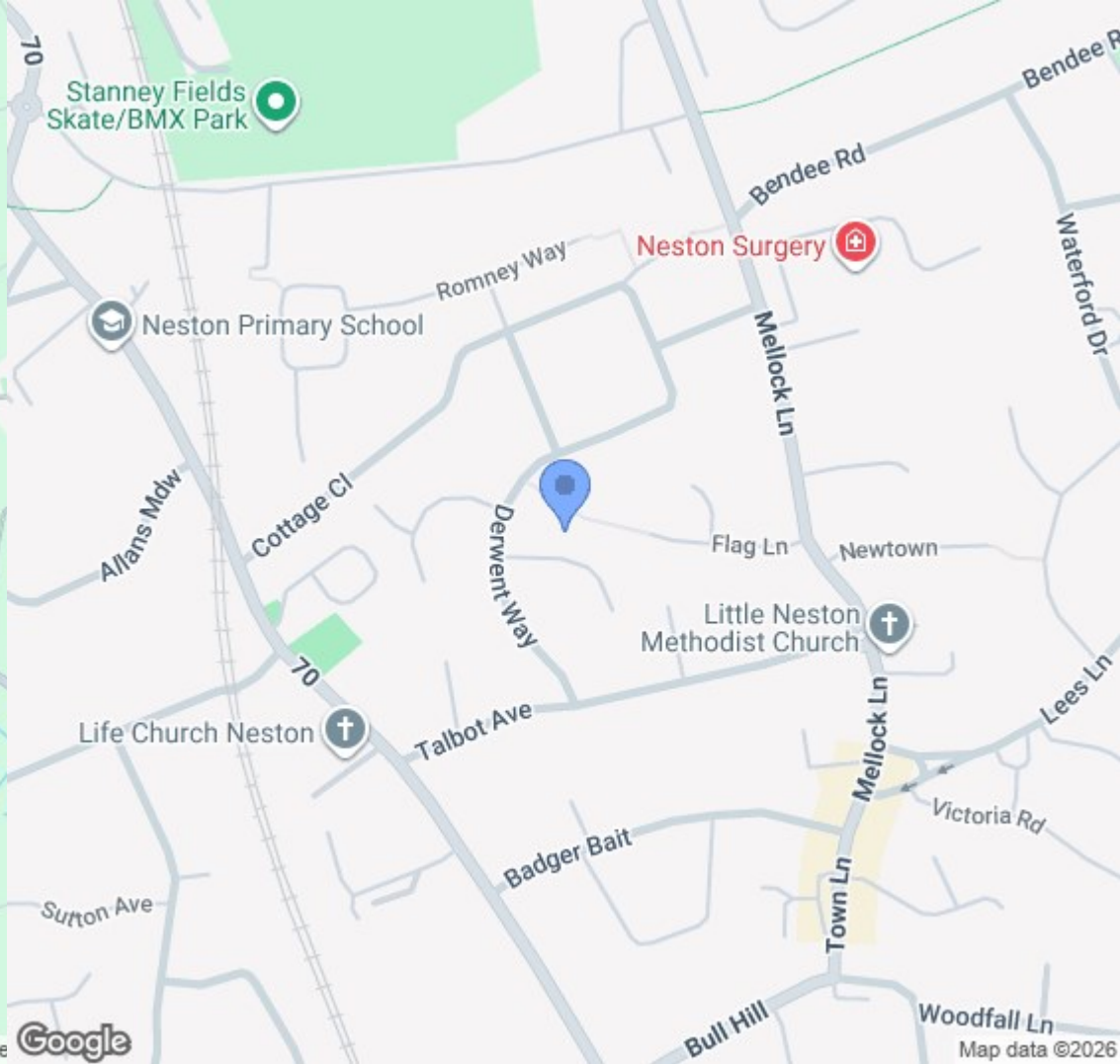
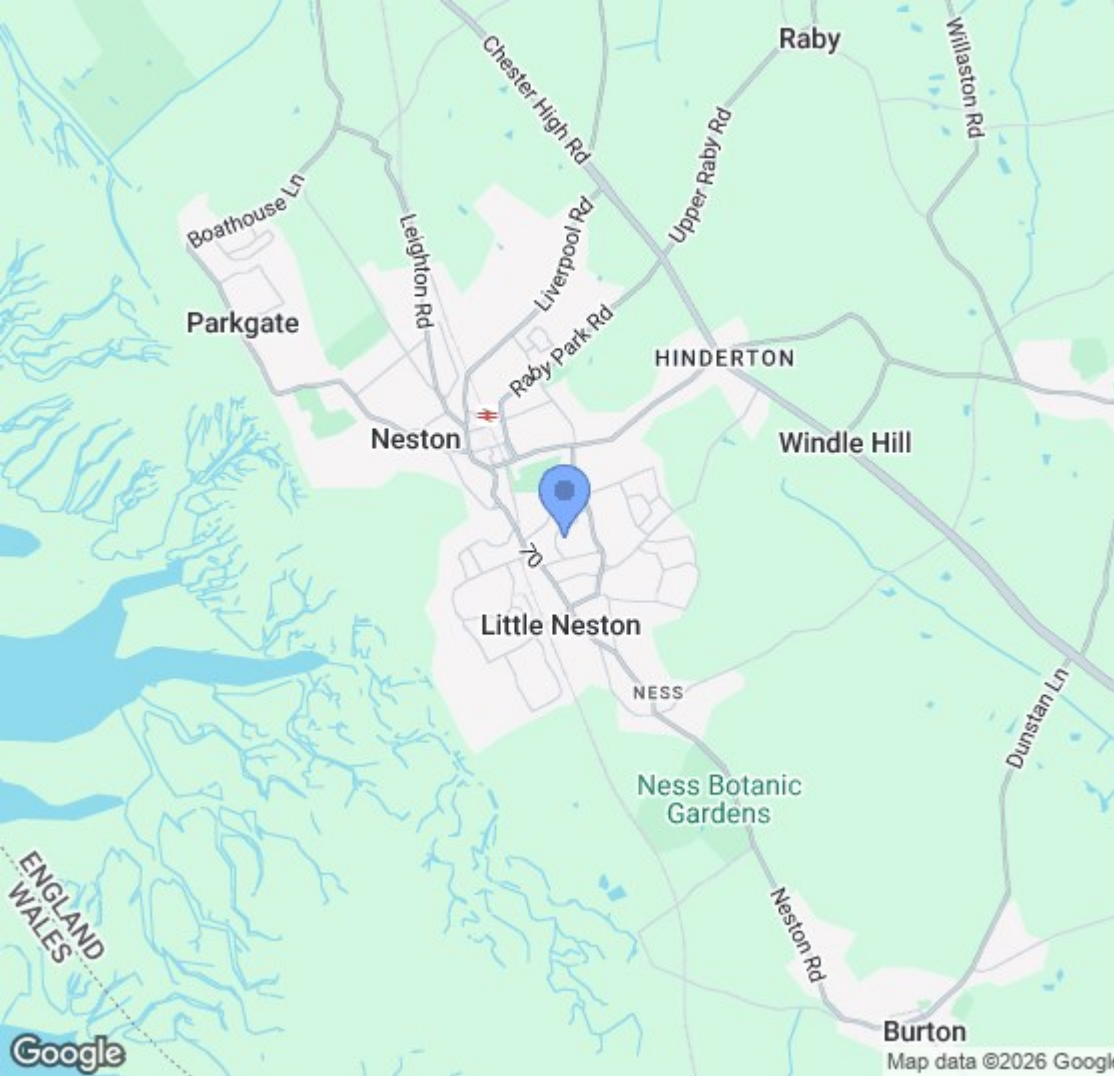
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>69</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, 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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