

# DRAFT DETAILS

# Constables

SALES & LETTINGS



4



1



2



D

17 Olive Road Neston CH64

£225,000



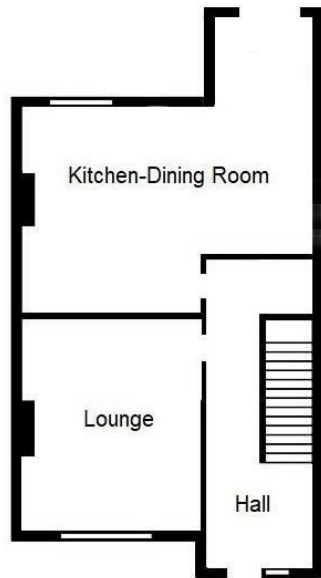
- Three / Four Bedroom Mid Terrace Property
- Highly Sought After Neston Location
- Ideal for Investment
- Close to Local Shops and Amenities
- Gas Central Heating
- Double Glazed Throughout

Constables are delighted to offer to the market this three / four bedroom mid terrace character property on the very popular Olive Road of Neston. This property would be ideal for investment as it has been reconfigured to offer open plan kitchen / diner along with a loft room created with built in storage and Velux window.

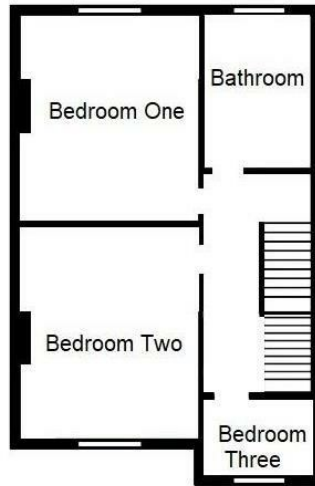
The property briefly comprises, entrance hall, lounge with large window to the front of the property and feature fireplace, open plan kitchen / diner with integrated appliances and low and high level storage and rear door out onto the courtyard style garden.

To the first floor there are three bedrooms and the bathroom which features a white three piece suite with shower over bath. A second floor has been created by converting the loft space into a large and functional room with Velux window.

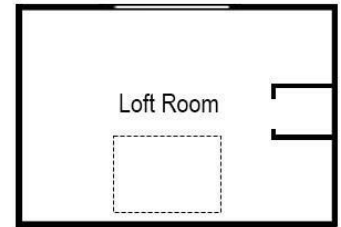
Externally to the front of the property there is a walled front garden with mature foliage and a rear brick build courtyard to the rear.



GROUND FLOOR



FIRST FLOOR



LOFT ROOM

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hall**

**Lounge**

11'1" x 10'7"

**Dining Room**

11'3" x 9'1"

**Kitchen L Shaped**

7'3" x 5'10" + 6'3" x 6'7"

**Landing**

**Second Bedroom**

11'3" x 10'9" into alcove

**Third Bedroom**

11'3" x 10'7"

**Fourth Bedroom**

6'11" x 5'4"

**Bathroom**

**Second Floor**

**Master Bedroom**

14'11" max x 15'3"















