



Constables
SALES & LETTINGS

Olive Road , Neston

£225,000

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.





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- Three / Four Bedroom Mid Terrace Property
- Close to Local Shops and Amenities

- Highly Sought After Neston Location
- Gas Central Heating

- Ideal for Investment
- Double Glazed Throughout

Entrance Hall

14'11" max x 15'3" (4.57m max x 4.65m)

Lounge

11'1" x 10'7" (3.40m x 3.25m)

Dining Room

11'3" x 9'1" (3.45m x 2.77m)

Kitchen L Shaped

7'3" x 5'10" + 6'3" x 6'7" (2.21m x 1.78m + 1.91m x 2.03m)

Landing

Second Bedroom

11'3" x 10'9" into alcove (3.45m x 3.28m into alcove)

Third Bedroom

11'3" x 10'7" (3.43m x 3.25m)

Fourth Bedroom

6'11" x 5'4" (2.11m x 1.65m)

Bathroom


Second Floor

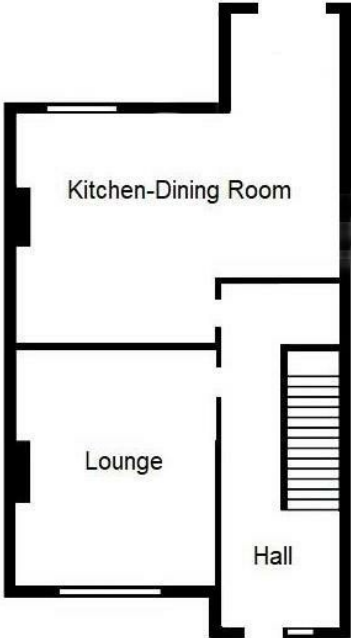
Master Bedroom



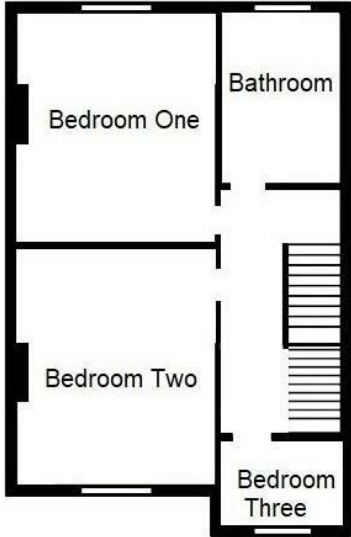


EPC & Floor Plan

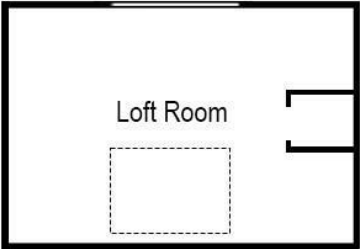
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

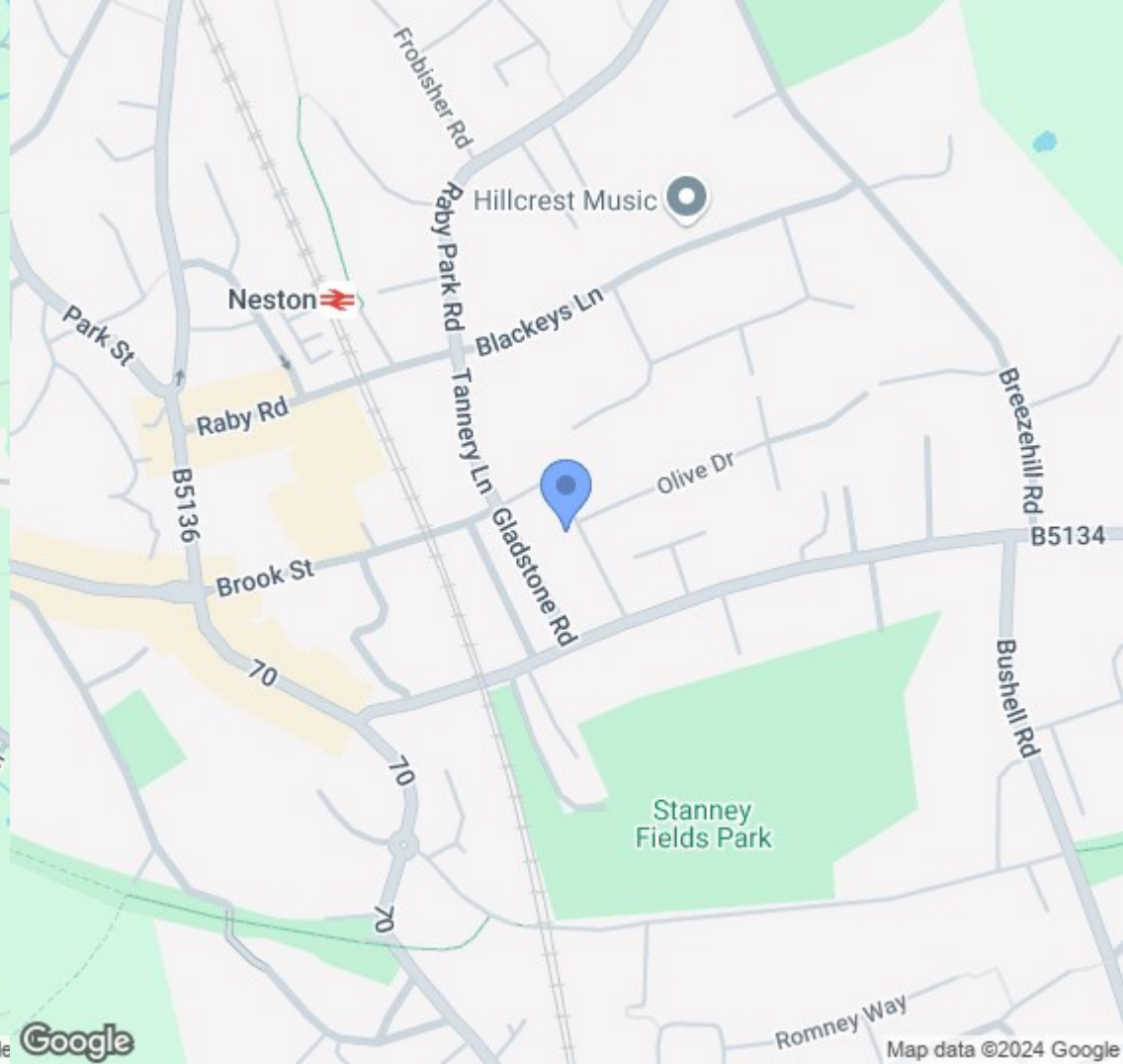
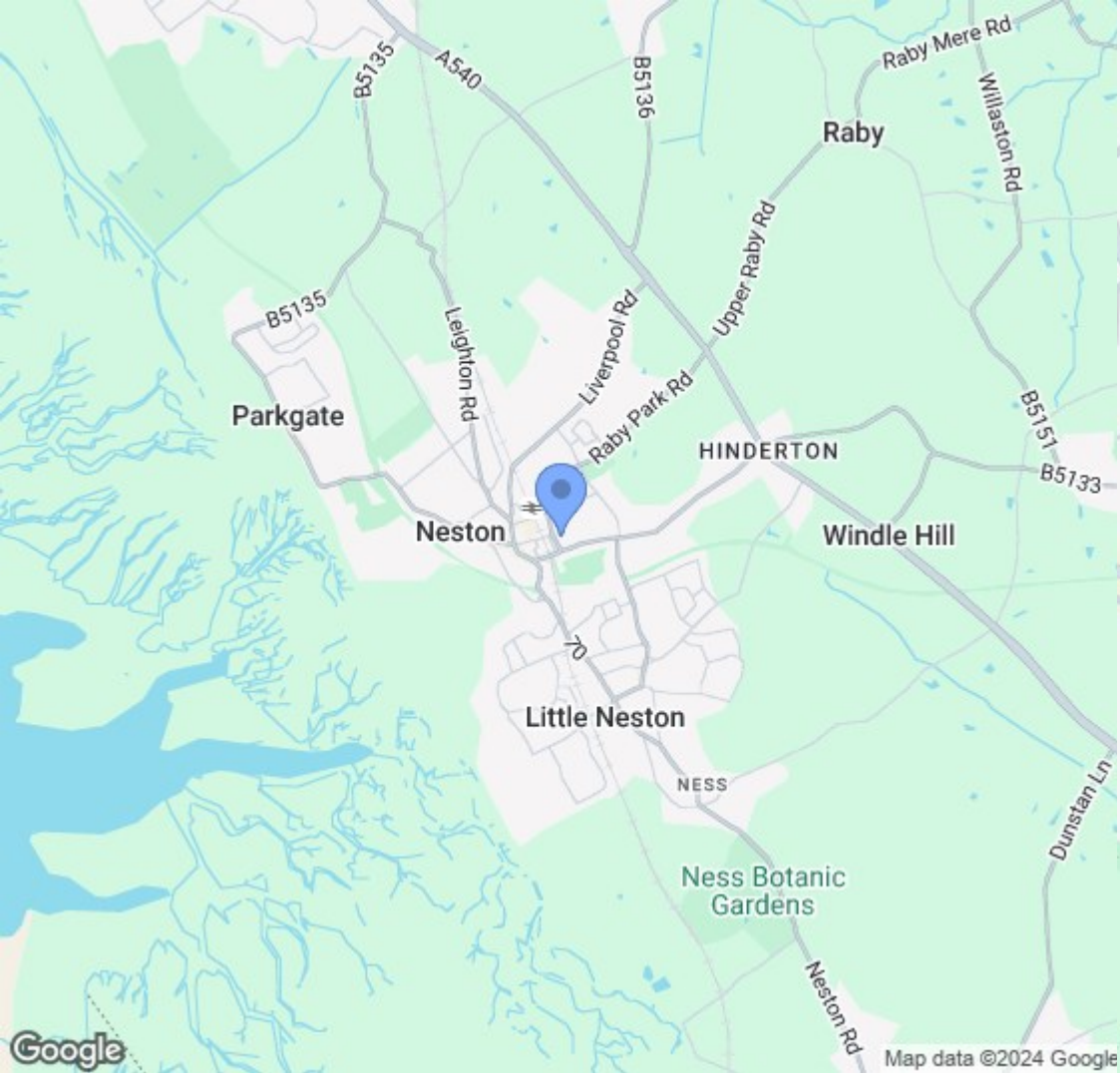


FIRST FLOOR



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.



Location Map

Constables

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