



**Constables**  
SALES & LETTINGS

Stonebank Drive , Little Neston

£335,000





Located in a quiet and convenient spot on Stonebank Drive, this deceptively spacious two-bedroom bungalow is just a short walk from excellent local amenities, well-regarded schools including Woodfall Primary, and good transport links. Extended to the rear, the property offers generous accommodation and is ideal for those seeking a single-storey home with flexibility and comfort.

Inside, the layout includes a porch and entrance hallway leading into a large lounge and dining area with sliding doors to the garden. The kitchen has been recently updated and features modern units with space for appliances. Both bedrooms are well-proportioned doubles, with the master benefitting from the rear extension. A modern wet room completes the internal accommodation.

Outside, the property offers a well-tended front garden with mature shrubs and lawn, a driveway providing off-road parking, and access to a garage. The rear garden enjoys a private and secure outlook, mainly laid to lawn with established borders.



# Constables

SALES & LETTINGS

- Two Bedroom Detached Bungalow
- Rear Extension

- Highly Sought After Little Neston Location
- Off Road Parking and Garage

- Large Plot with Generous Rear Garden
- Gas Central Heating



### **Porch**

5'04 x 2'07 (1.63m x 0.79m)

### **Entrance Hallway**

13'03 x 6'04 (4.04m x 1.93m)

### **Lounge / Diner**

20'08 x 15'11 (6.30m x 4.85m)

### **Kitchen**

16'06 x 10'05 (5.03m x 3.18m)

### **Master Bedroom**

19'00 x 12'00 (5.79m x 3.66m)

### **Second Bedroom**

13'03 x 10'07 (4.04m x 3.23m)

### **Bathroom**

8'07 x 6'02 (2.62m x 1.88m)

### **Garage**

### **Garden**

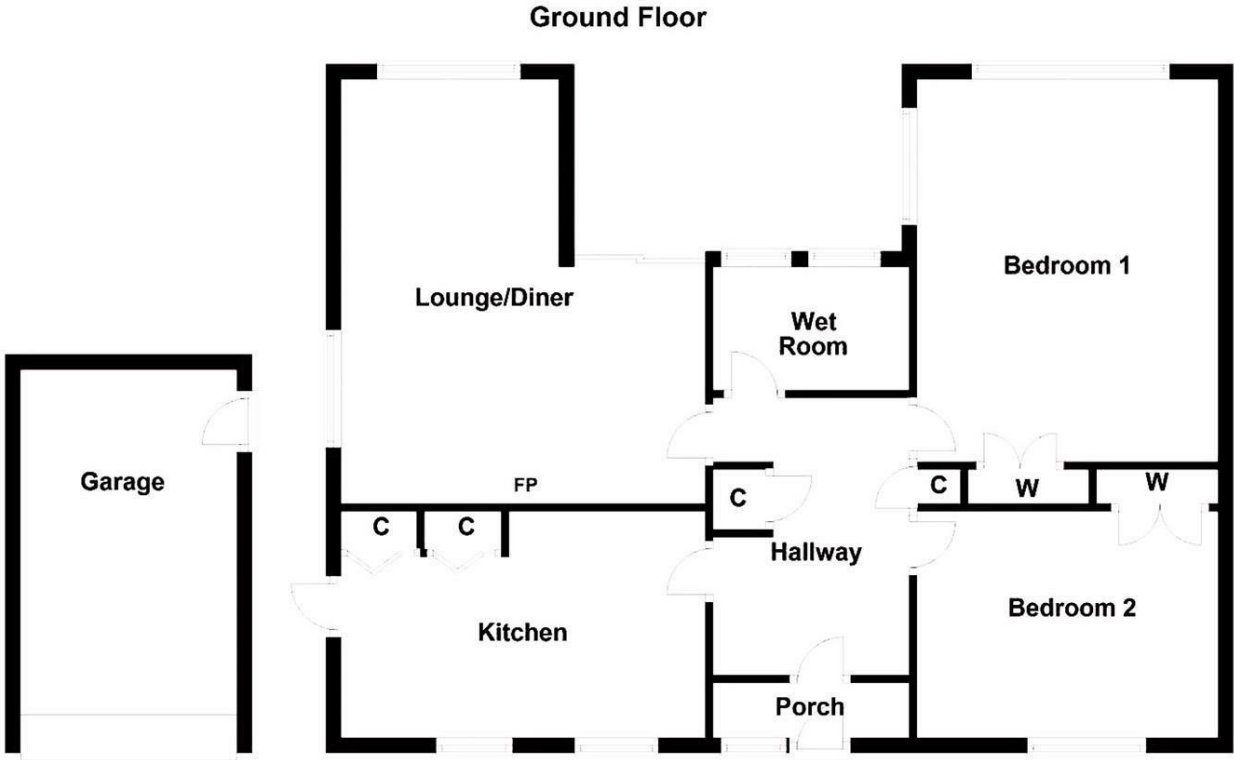






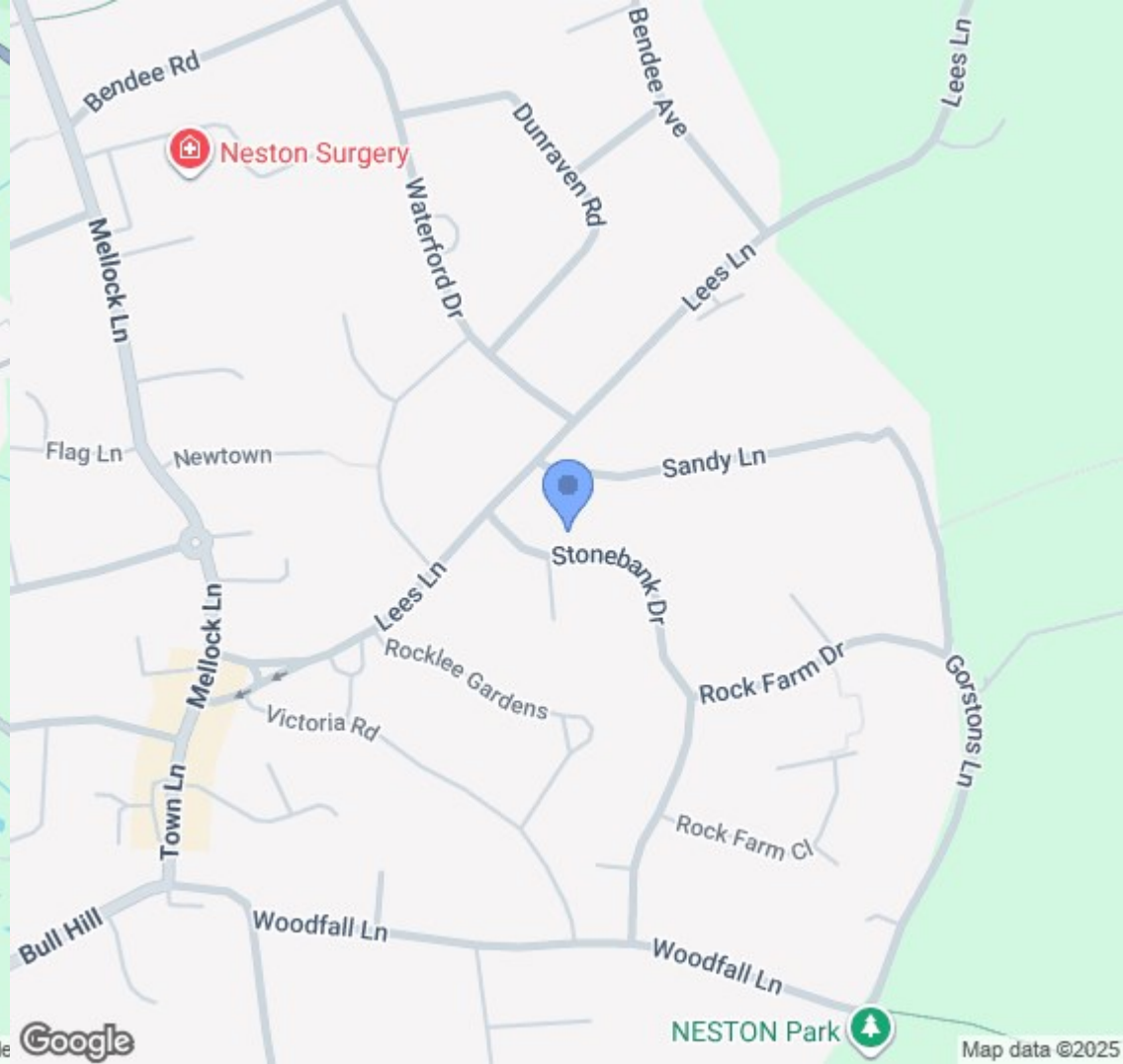
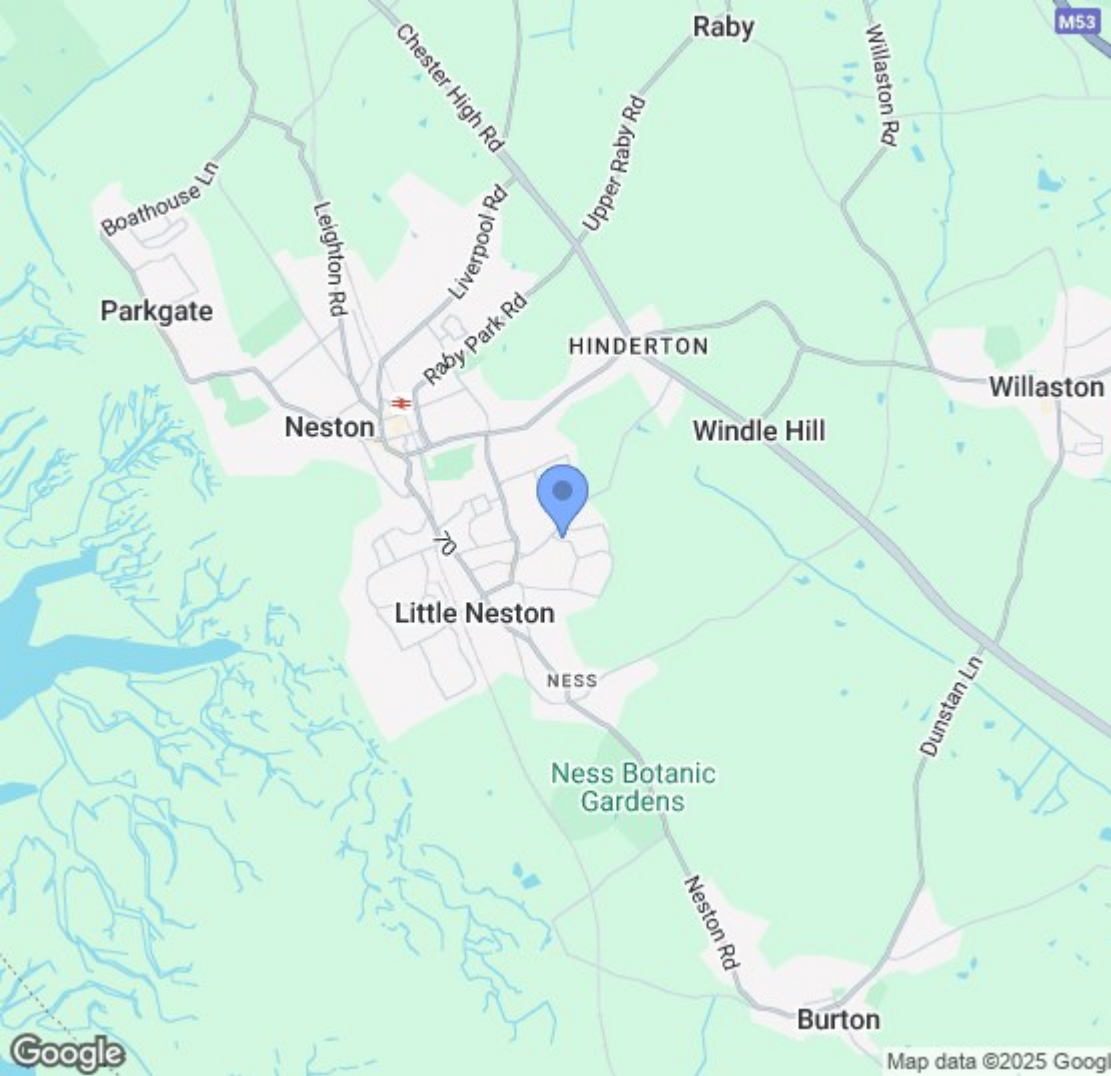
# EPC & Floor Plan

| Energy Efficiency Rating                    |               |                                                                                   |
|---------------------------------------------|---------------|-----------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                         |
| Very energy efficient - lower running costs |               |                                                                                   |
| (92 plus) A                                 | <div>71</div> | <div>85</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<br>2002/91/EC                                                        |
|                                             |               |  |



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms 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

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S A L E S   &   L E T T I N G S

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