

**40 Mellock Lane, Little Neston, Neston, Cheshire, CH64 9RN**



**£1,150 PCM**

AVAILABLE MID-FEBRUARY

Vista Abode are delighted to offer TO LET this beautifully presented two bedroom mid terrace which has been recently refurbished throughout. The property is within walking distance to transport links, local amenities, excellent primary and secondary schools.


In brief the property comprises of hallway, lounge, dining room, kitchen with integrated fridge/freezer and dishwasher. Upstairs there are two double bedrooms and a bathroom with a bath and overhead shower.


Externally there is a large well maintained rear enclosed garden with an outhouse and off road parking at the front for two cars.

Students will be considered.

CALL 0151 336 8171 TODAY



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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