



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (A-G plus)	A	
(B-1)	B	
(69-80)	C	
(59-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (A-G plus)	A	
(81-91)	B	
(69-80)	C	
(59-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

The Priory, Neston, Cheshire CH64 3SP



Offers Over £249,500

Walk In Wow Factor Immaculately Presented** Simply Stunning** Andrew's Estates Neston are delighted to offer For Sale this stunning, modern and recently refurbished three bedroom semi-detached property situated on the sought after The Priory close to local shops, excellent schooling and transport links. The property is ideally situated on a generous corner plot and has been skillfully improved and EXTENDED by its current owners to create excellent living accommodation and really would be an ideal family home. The property also boasts Double Glazing and Gas Central Heating.

In brief the ground floor living accommodation comprise of; Entrance Hall leading off to Annex/Bedroom Four and Downstairs Bathroom, Study, Lounge, Dining Room, Kitchen. To the second floor there are; Three Good Sized Bedrooms and a Family Bathroom.

Externally to the front there is a large pebbled driveway with ample off road parking for multiple vehicles, access to detached garage via up and over door, double timber gates leading to rear garden, established shrubs and trees. To the rear there is a sunny and private garden with westerly facing aspect, patio area, laid to lawn section, single door to access garage from the side, garden shed, planted borders, fenced boundaries, feature lighting, summer house with UPVC single door and windows.

Early viewing is confidently recommended, please call 0151 336 8171 to arrange your viewing

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Entrance Hall 12'4" x 5'6" (3.76 x 1.69)

UPVC glass panel front door into hall, radiator, staircase to first floor, under-stairs storage cupboard, thermostat control system, cloak area, doors leading to;

Annex/Bedroom 4 14'0" x 11'10" (4.29 x 3.62)

Double glazed window to front elevation, radiator, UPVC glass panel door to rear elevation.

Downstairs Bathroom

Toilet, corner shower cubicle with thermostatic shower over, wash hand basin with mixer tap, partially tiled walls.

Study 11'3" x 8'4" (3.45 x 2.56)

Window to side aspect, storage cupboard housing wall mounted Worcester combination boiler - the vendor has advised us the boiler is circa 12 months old, door into dining area.

Lounge 11'9" x 16'7" (3.59 x 5.08)

Window to front elevation, radiator, chimney breast with brick feature, fitted storage units, archway into dining area.

Dining Area 9'9" x 8'3" (2.98 x 2.54)

Opening to kitchen.

Kitchen 18'8" x 16'0" (5.69 x 4.90)

Window to rear elevation, modern vertical radiator, window to side aspect and single upvc door leading to rear, range of wall and base units, with roll top work surfaces incorporating stainless steel sink and drainer with mixer tap, velux window, tiled splash back, appliances included consist of fitted double oven, dishwasher, electric hob with extractor hood over, there is space and plumbing where needed for american style fridge freezer, washing machine and tumble dryer.

Landing

Window to side aspect, loft access hatch, doors into;

Master Bedroom 14'2" x 10'6" (4.33 x 3.21)

Window to front elevation, radiator.

Bedroom 2 10'7" x 9'10" (3.24 x 3.01)

Window to rear aspect, radiator.

Bedroom 3 9'0" x 6'11" (2.76 x 2.11)

Window to front, radiator.

Family Bathroom

Frosted window to rear, heated chrome towel rail, fully tiled walls, P-shape bath with mixer tap and thermostatic shower over, toilet, wash hand basin with mixer tap.

Additional Information

The property is freehold.

Council Tax Band D

The loft is fully boarded with pull down ladder and would lend itself well to a conversion (subject to planning permission/consents - buyers must make their own checks)

