



## Mill Croft, Neston, Cheshire CH64 3TN

- Larger Style Modern Four Bedroom Detached Family Home
- Spacious and Well Maintained Living Accommodation
- Large Modern Dining Kitchen with Fitted Appliances
- Gas Central Heating, Double Glazing, Driveway and Garage
- Situated in the Popular Residential Area of Neston
- Hallway and Spacious Bay Fronted Lounge with Fireplace
- En-Suite, Jack & Jill Ensuite and Family Bathroom
- Enclosed South Facing Rear Garden with Patio and Lawn



£450,000



















## Description

Move Residential are delighted to be the agent of choice to showcase this immaculately presented larger style four bedroom detached home. Situated in the popular area of Neston close to local amenities and within the catchment of highly regarded local schools this property makes an ideal family home and must be seen to be appreciated in full. Inside, the accommodation briefly comprises hallway, bay fronted lounge with feature fireplace and French doors leading to the dining room and large breakfast kitchen with integrated appliances. The first floor offers the master bedroom with fitted wardrobes and en-suite bathroom, three further bedrooms with Jack and Jill en-suite and family bathroom. Further benefitting from gas central heating, double glazing, driveway, integral garage and enclosed south facing rear garden with lawn and patio areas.

## EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

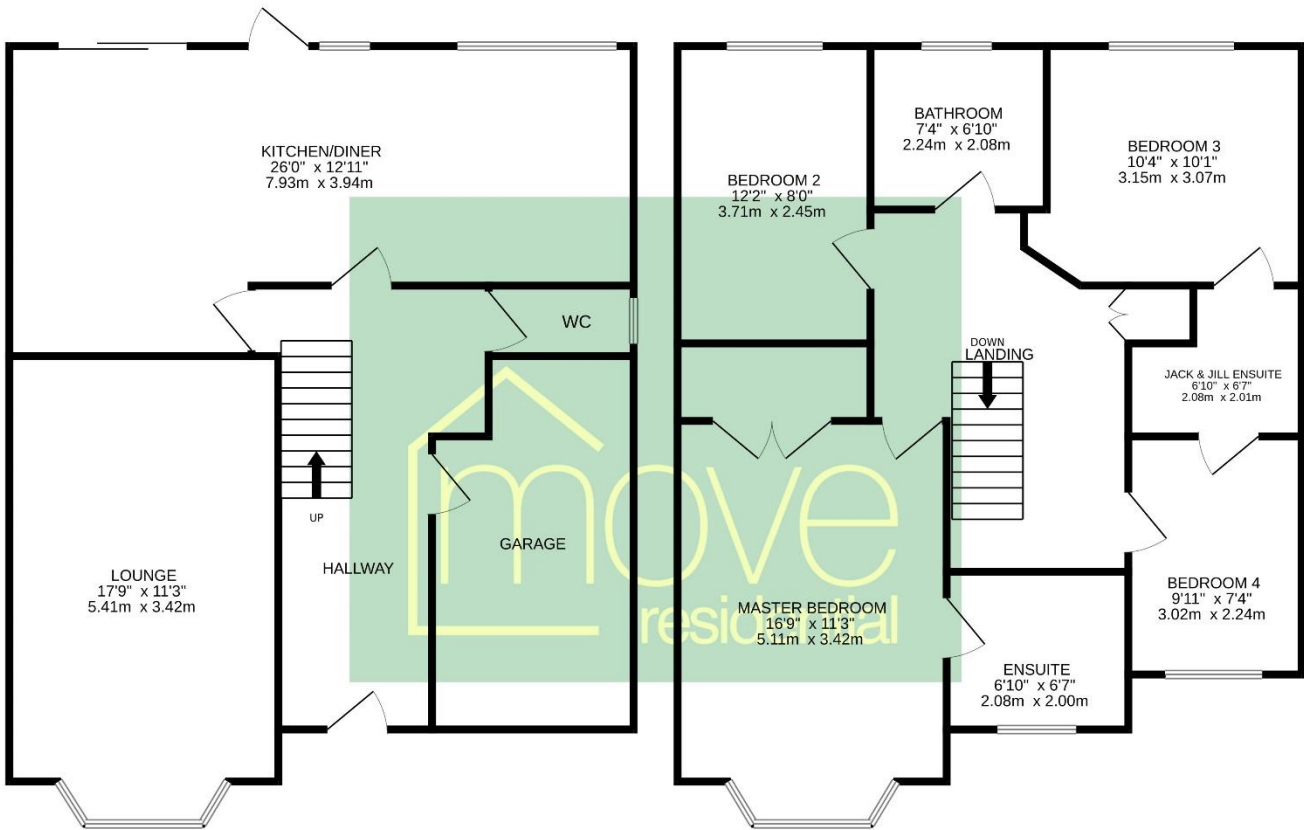
## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

# Floor Plan

**GROUND FLOOR**  
776 sq.ft. (72.1 sq.m.) approx.

**1ST FLOOR**  
760 sq.ft. (70.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1536 sq.ft. (142.7 sq.m.) approx.**

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