DRAFT DETAILS

Constables
SALES & LETTINGS

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20 Mill Lane Ness CH64 4BQ

£330,000

- Three Bedroom Semi Detached
- Views Over Fields
- Excellent Presentation Throughout
- Off Road Parking
- Generous Front and Rear Garden
- Exclusive Ness Location

Constables are delighted to present this beautifully appointed and deceptively spacious three bedroom semi-detached home, occupying a generous plot along the ever-popular Mill Lane in Ness. Enjoying stunning open aspects to the rear and a thoughtfully styled interior throughout, this property offers a perfect blend of character, comfort, and modern living.

The accommodation opens with a welcoming entrance hall leading into a bright and inviting lounge, centred around a feature fireplace and complemented by warm tones and tasteful décor. To the rear, a superb open-plan living/dining space creates the heart of the home, flooded with natural light and offering direct access to the garden, ideal for both everyday living and entertaining. The kitchen is well-appointed with ample worktop space, fitted units, and pleasant garden views, with a separate utility-style area enhancing practicality.

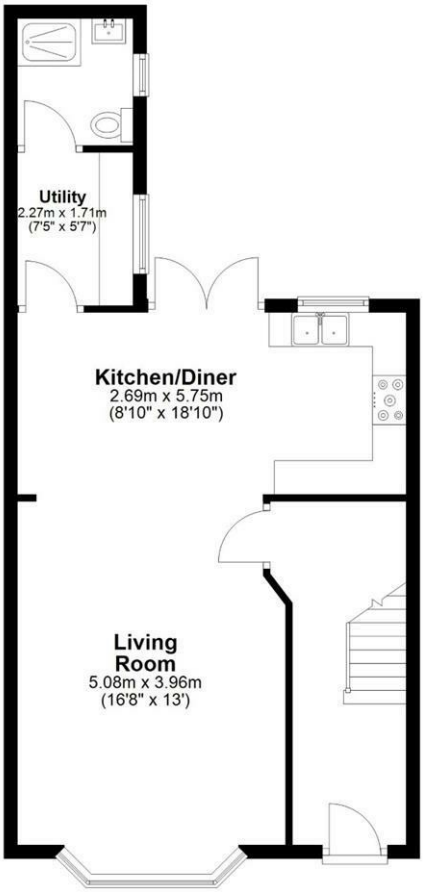
Upstairs, the property offers three well-proportioned bedrooms, all presented to a high standard, alongside a stylish family bathroom featuring both bath and shower facilities. The layout is perfectly suited to families, downsizers, or those seeking flexible work-from-home space.

Externally, the property truly excels. The rear garden is a standout feature, generous in size, beautifully landscaped, and enjoying uninterrupted views across open fields. There are multiple seating areas, a garden room or summer house, and a well-maintained lawn bordered by mature planting, creating a private and tranquil outdoor setting. To the rear the property benefits from off road parking and garage.

Situated in the sought-after village of Ness, the property enjoys a semi-rural feel while remaining within easy reach of Neston, local amenities, reputable schools, and excellent transport links.

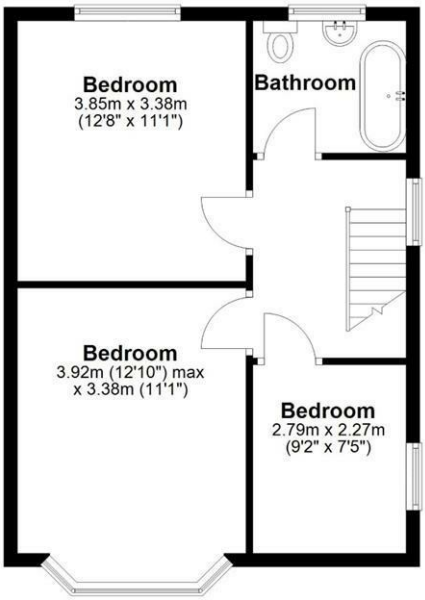
Ground Floor

Approx. 53.1 sq. metres (571.4 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



Total area: approx. 98.7 sq. metres (1062.8 sq. feet)

20 Mill Lane, Little Ness, NESTON

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		

Entrance Hall

Living Room
16'8 x 13

Kitchen / Diner
8'10 x 18'10

Utility Room
7'5 x 5'7

Shower Room / WC

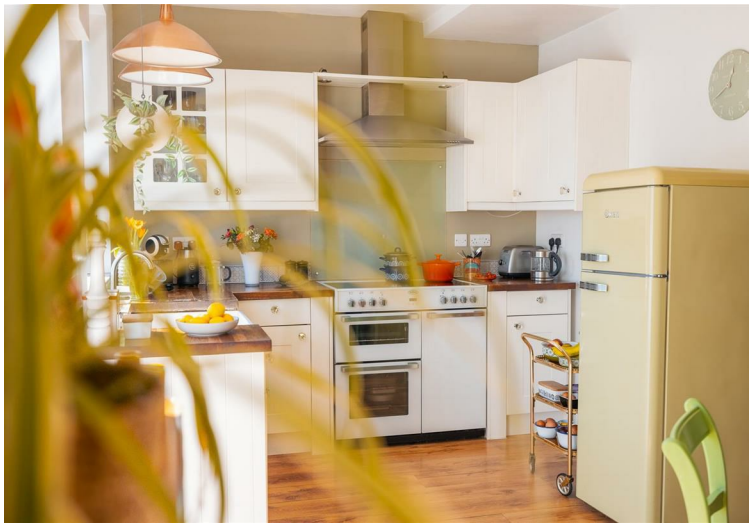
First Floor

Master Bedroom
12'10 x 11'1

Second Bedroom
12'8 x 11'1

Third Bedroom
9'2 x 7'5

Bathroom



PULP FICTION

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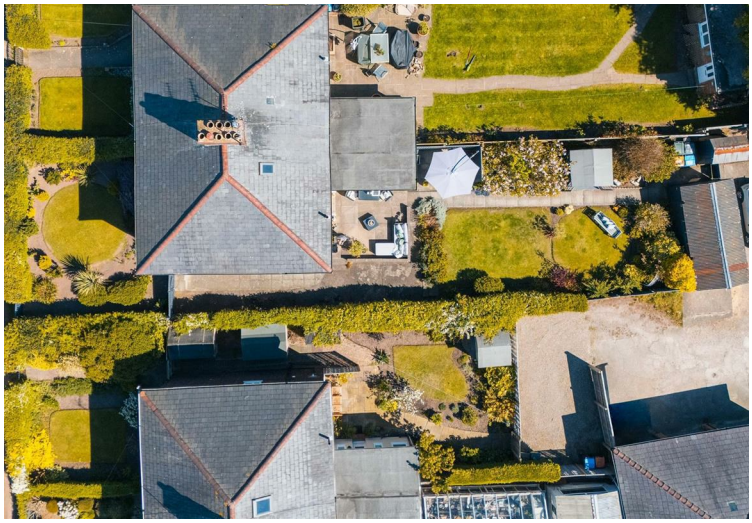
THE GARDEN
EAS RACKET