



Constables
SALES & LETTINGS

Warwick Close , Neston

£295,000



Constables are delighted to bring to the market this beautifully presented three bedroom semi-detached family home, tucked away within a highly desirable cul-de-sac location in Neston. Occupying a generous and private corner plot, the property offers deceptively spacious accommodation that has been thoughtfully upgraded throughout, including a modern fitted kitchen and a stylishly appointed bathroom.

The ground floor provides a welcoming entrance hall leading through to a bright and spacious lounge-dining room, ideal for both everyday living and entertaining. This flows seamlessly into a conservatory which enjoys pleasant views over the garden and provides an additional versatile living space. There is also a sun room and a contemporary kitchen, fitted with a range of modern units and work surfaces.

To the first floor, the property boasts three well-proportioned double bedrooms, all presented to a high standard, along with a modern bathroom and a separate WC, offering practicality for family living.

Externally, the property sits on a notably large and private corner plot, with gardens offering a high degree of seclusion. To the front there is off-road parking together with a garage, providing ample storage and parking options.

Neston is a highly regarded area, offering a wide range of amenities including independent shops, supermarkets, schools and excellent transport links. The property is also ideally positioned close to the banks of the Dee Estuary, providing access to scenic coastal and countryside walks.

An early viewing is strongly recommended to fully appreciate the space, condition and setting of this impressive home.



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- Extended Semi-Detached Property
- Fantastic Sized Corner Plot
- Open Plan Living Space with Lounge, Dining Area, Conservatory
- Separate Sun Room
- Driveway & Garage
- Cul-De-Sac Location
- Large Garden
- Three Good Sized Bedrooms
- Early Viewing Essential

Entrance Porch

Lounge

24'4" x 11'3" (7.44m x 3.43m)

Dining Area & Conservatory

9'10" x 8'11" (3.00m x 2.72m)

Sun Room

10'9" x 7'3" (3.28m x 2.21m)

Kitchen

9'4" x 7'3" (2.87m x 2.21m)

Integral Garage

First Floor

Master Bedroom

13'8" x 9'3" (to wardrobes) (4.19m x 2.82m (to wardrobes))

Second Bedroom

11'3" x 10'5" (3.45m x 3.20m)

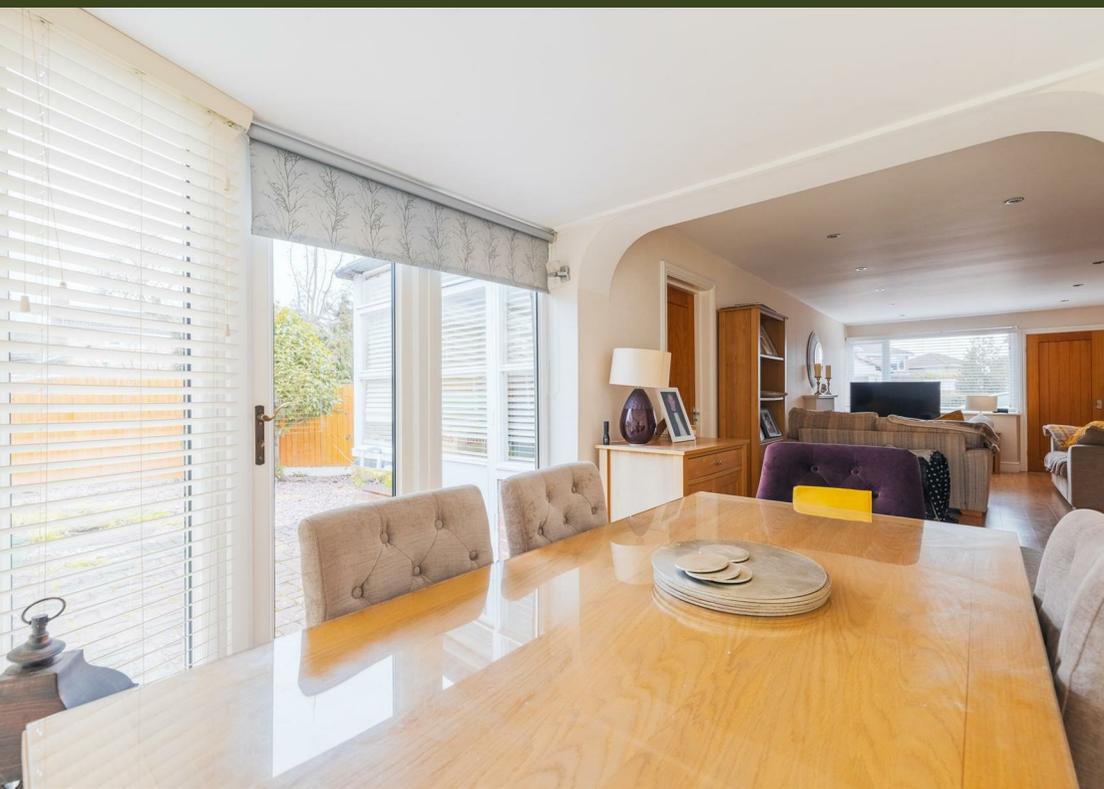
Third Bedroom

11'1" x 7'4" (3.40m x 2.26m)

Bathroom

W/C



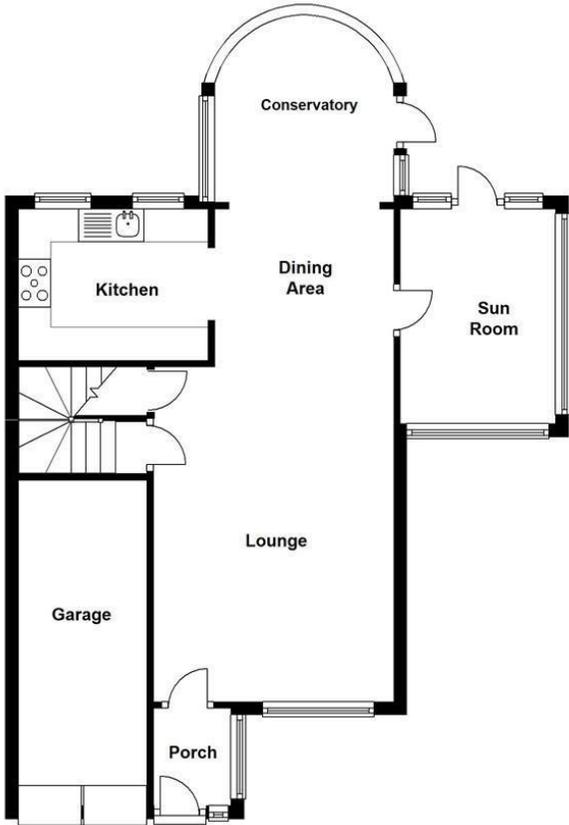


EPC & Floor Plan

| Energy Efficiency Rating | | |
|--|----------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

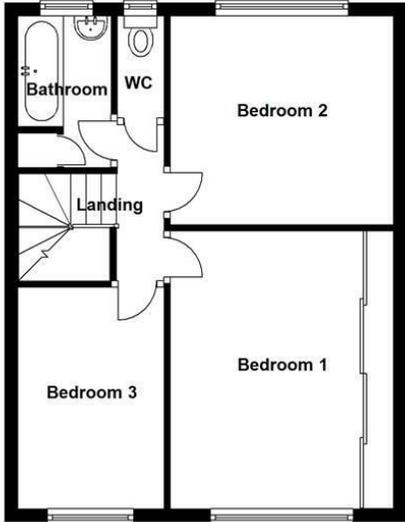
Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



First Floor

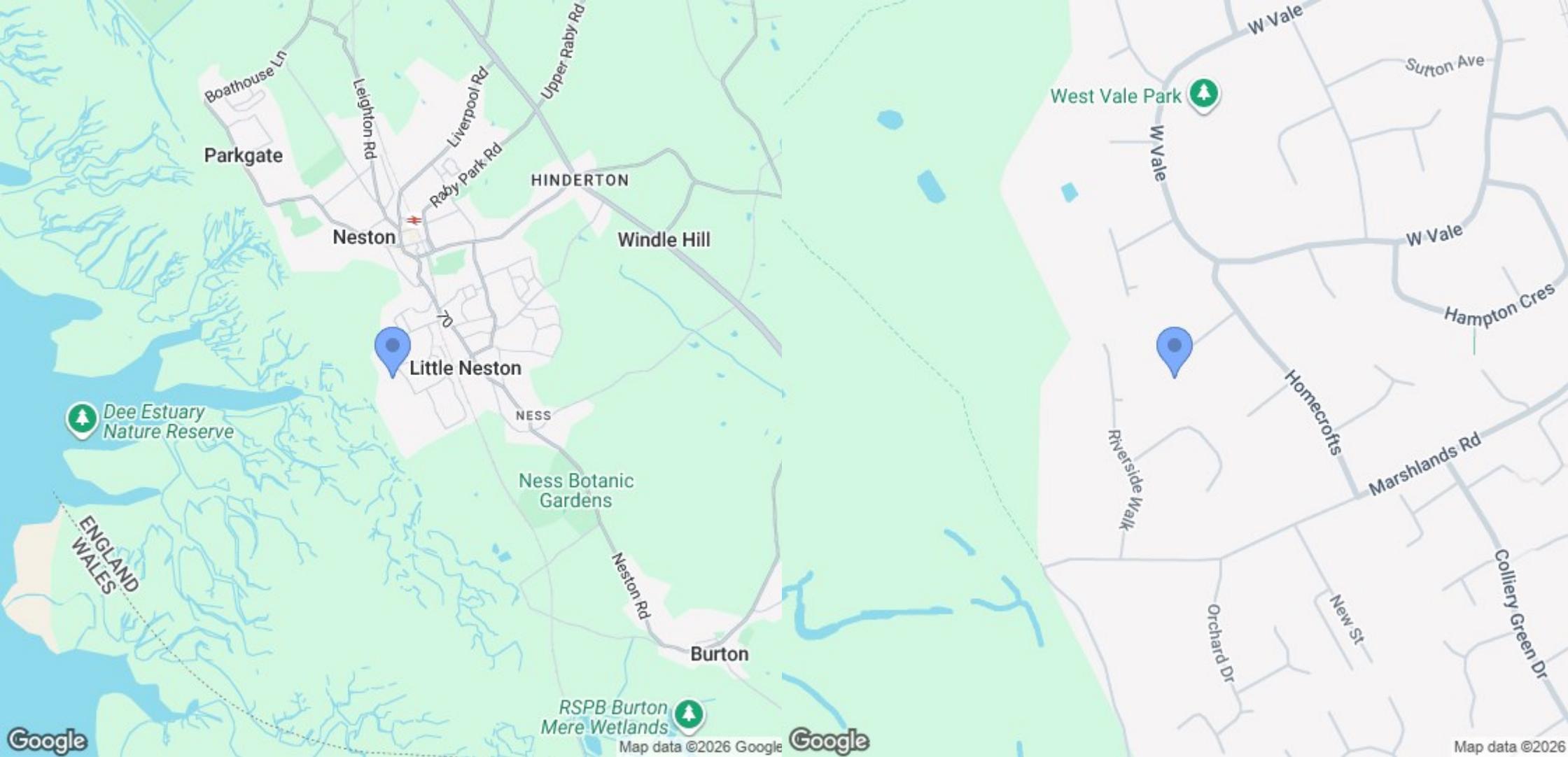
Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 106.8 sq. metres (1149.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose 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. Plan produced using PlanUp.



Location Map

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S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333