



**Constables**  
SALES & LETTINGS

The Priory

, Neston

£350,000



Constables are delighted to bring to the market this beautifully modernised three-bedroom semi-detached family home, located on the ever-popular road of 'The Priory'. Occupying a generous plot, the property has been comprehensively updated by the current owners to include a brand new kitchen and bathroom, full replastering, redecoration throughout and professionally landscaped gardens. Combining character features such as bay windows with stylish contemporary finishes, this is a turnkey home ideal for first time buyers and young families alike.

The accommodation briefly comprises an inviting entrance hall with ground floor W/C, leading into a bright lounge with bay window and feature fireplace. To the rear, the impressive open plan kitchen/diner has been newly fitted with modern units and provides an excellent entertaining space, with a side door giving direct access to the garden.

To the first floor there are two generous double bedrooms positioned to the front and rear, along with a well-proportioned third bedroom. The newly installed family bathroom has been finished to a high standard and features a contemporary suite including double shower enclosure, wash hand basin and WC.

Externally, the property continues to impress. The front offers a lawned garden, off road parking and access to the single garage. The rear garden has been thoughtfully landscaped to create a private and low maintenance outdoor space, with large patio area perfect for families and summer entertaining.

Early viewing is highly recommended to fully appreciate the quality of finish and accommodation on offer.



# Constables

SALES & LETTINGS

- Character Three Bedroom Semi Detached
- Large Private Rear Garden
- Double Glazed
- Open Plan Kitchen / Diner
- Gas Central Heating
- Detached Garage

## Entrance Hall

### W/C

3'05 x 4'09 (1.04m x 1.45m)

### Lounge

15'4 x 11'08 (4.67m x 3.56m)

### Kitchen / Diner

11'03 x 17'08 (3.43m x 5.38m)

## First Floor

### Master Bedroom

12'05 x 10'05 (3.78m x 3.18m)

### Second Bedroom

10'00 x 10'05 (3.05m x 3.18m)

### Box Room

6'11 x 7'03 (2.11m x 2.21m)


### Family Bathroom

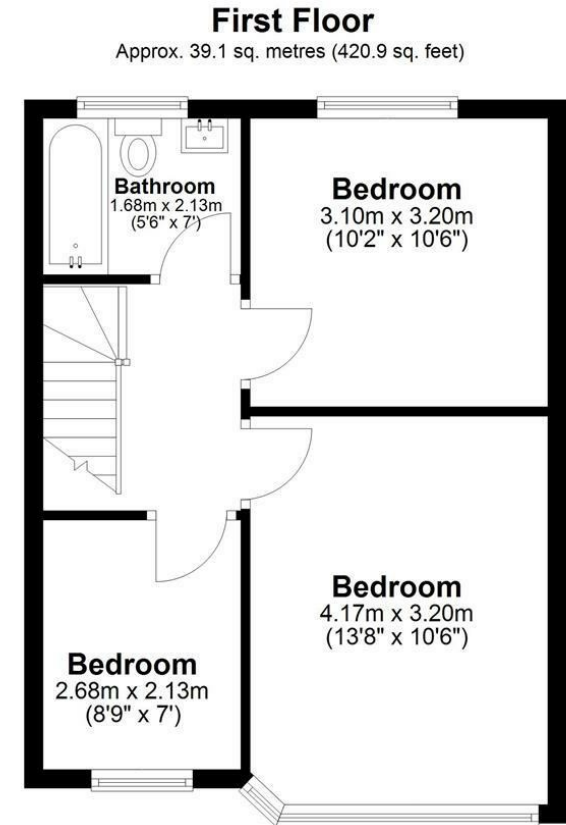
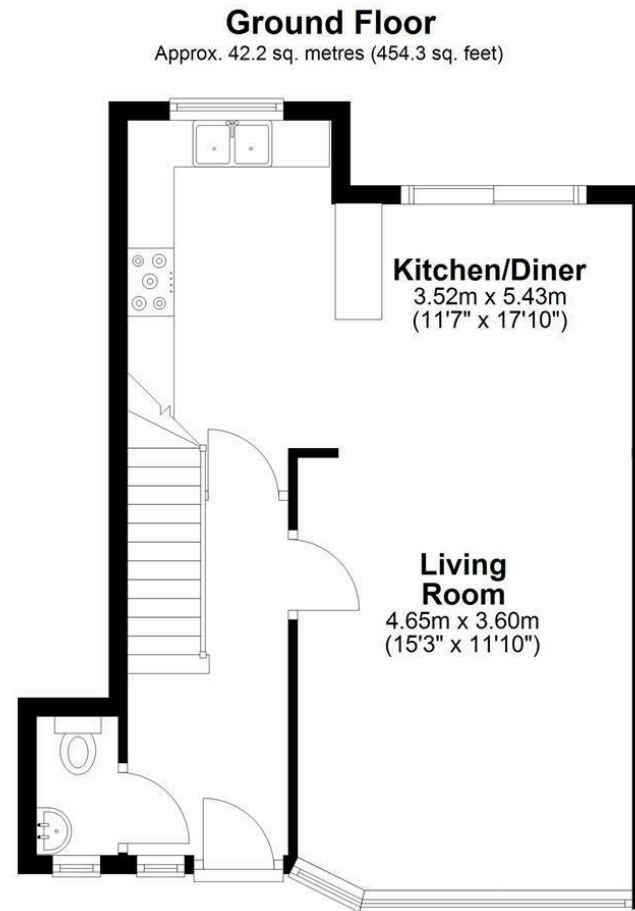
6'11 x 5'05 (2.11m x 1.65m)





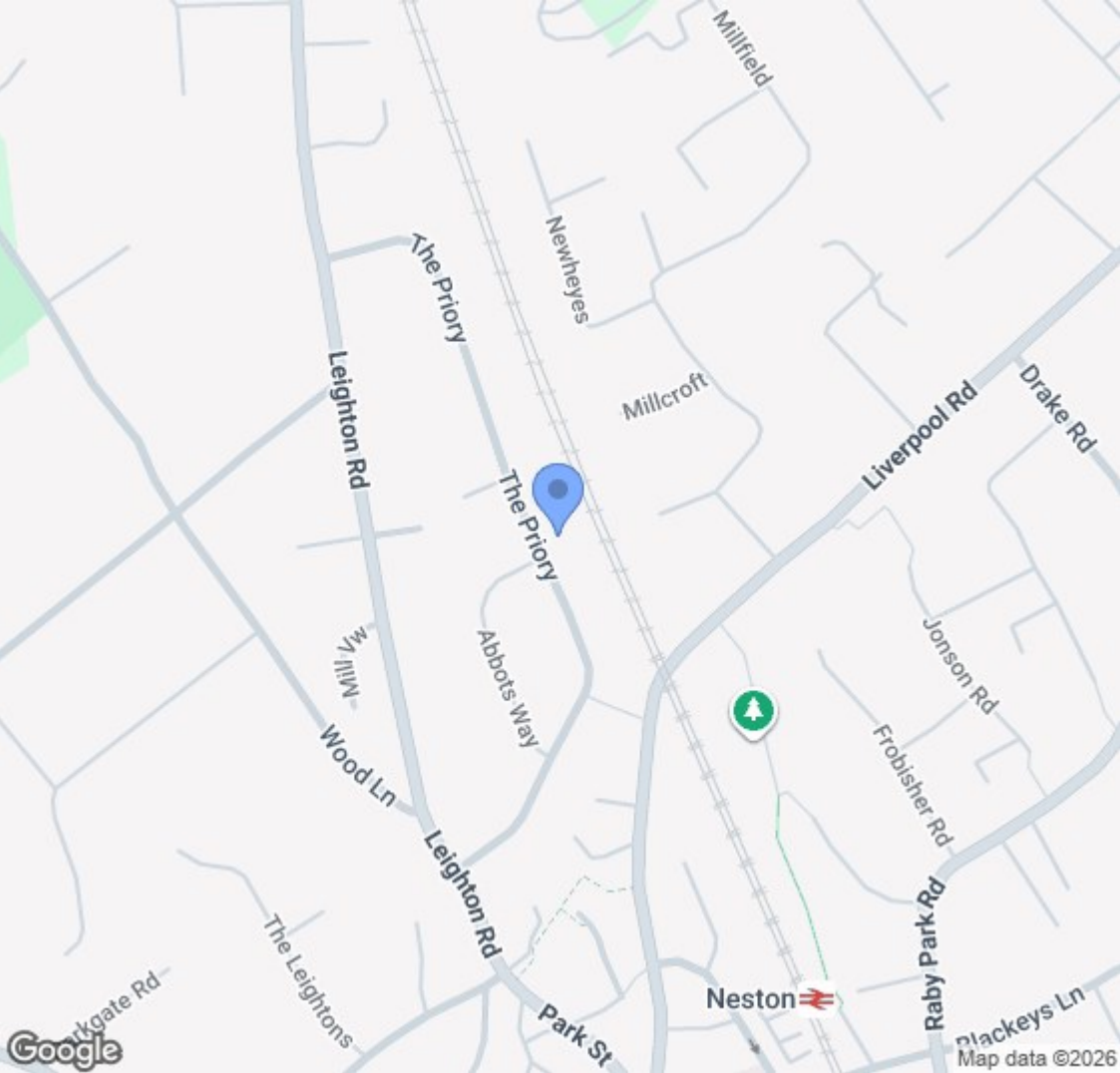
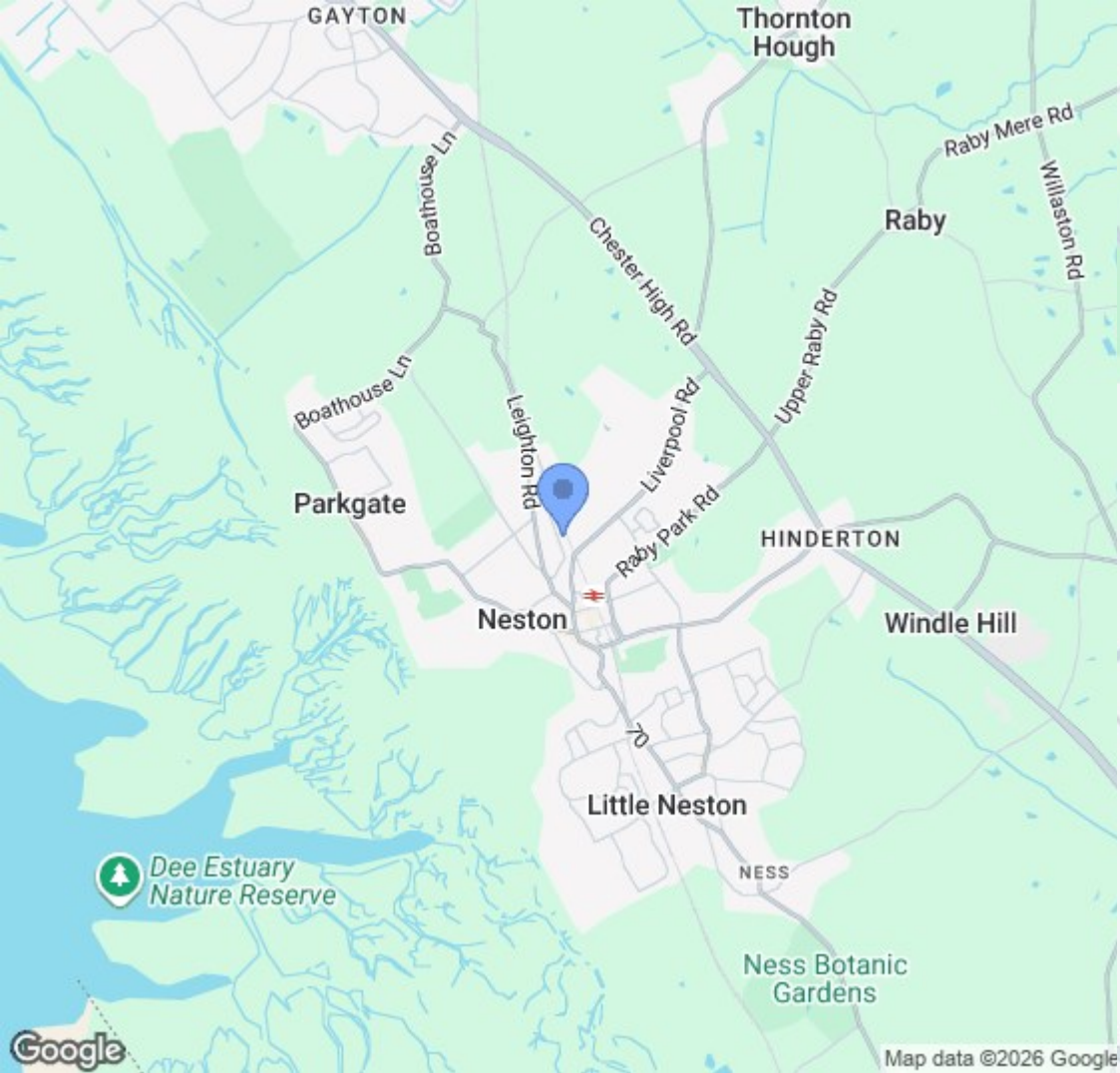
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 81.3 sq. metres (875.1 sq. feet)

**54 The Priory, NESTON**



Location Map

# Constables

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

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