



Constables
SALES & LETTINGS

West Vale

, Neston

£280,000

Constables are delighted to present this beautifully extended three bedroom semi-detached family home situated on the ever-popular West Vale in Neston. Occupying a generous plot with ample off-road parking, this superb property has been thoughtfully improved by the current owners to create a home perfectly suited to modern family living.

The standout feature is undoubtedly the impressive ground floor extension, creating a bright and spacious open plan kitchen, dining and family room with large roof lanterns, bi-fold doors and plenty of natural light. This fantastic entertaining space overlooks the private rear garden and provides the ideal hub for everyday family life. The property also benefits from a separate lounge to the front, a welcoming entrance hallway and a convenient ground floor WC.

To the first floor there are three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, all served by a contemporary family bathroom.

Externally, the property enjoys a driveway providing excellent off-road parking to the front. To the rear is a private, enclosed garden with a lawn and patio seating area, perfect for entertaining.

Further benefitting from gas central heating and double glazing throughout, this is a fantastic opportunity to purchase a move-in ready family home in one of Neston's most desirable residential locations. Excellent local schools, amenities, transport links and countryside walks are all within easy reach.

Early viewing is highly recommended.



- Extended Three Bedroom Semi-Detached Home
- Downstairs WC

- Stunning Open Plan Kitchen & Family Room
- Contemporary Family Bathroom

- Spacious Separate Lounge
- Driveway & Ample Off-Road Parking

Entrance Hall

W/C

Living Room

14'2 x 11'3 (4.32m x 3.43m)

Kitchen / Diner

22'2 x 16'8 (6.76m x 5.08m)

First Floor

Master Bedroom

11'5 x 11'4 (3.48m x 3.45m)

Second Bedroom

12'6 x 8'8 (3.81m x 2.64m)

Third Bedroom

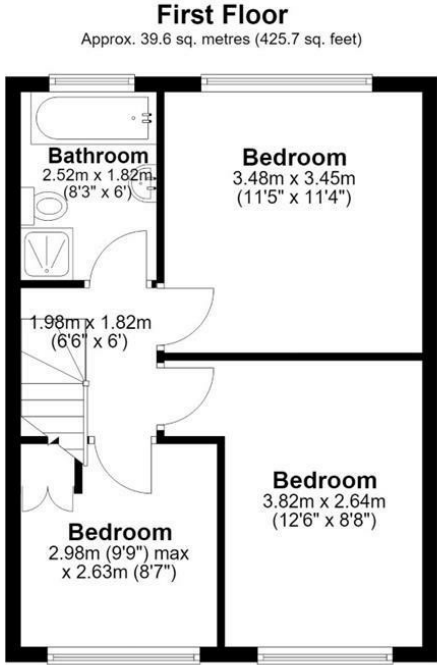
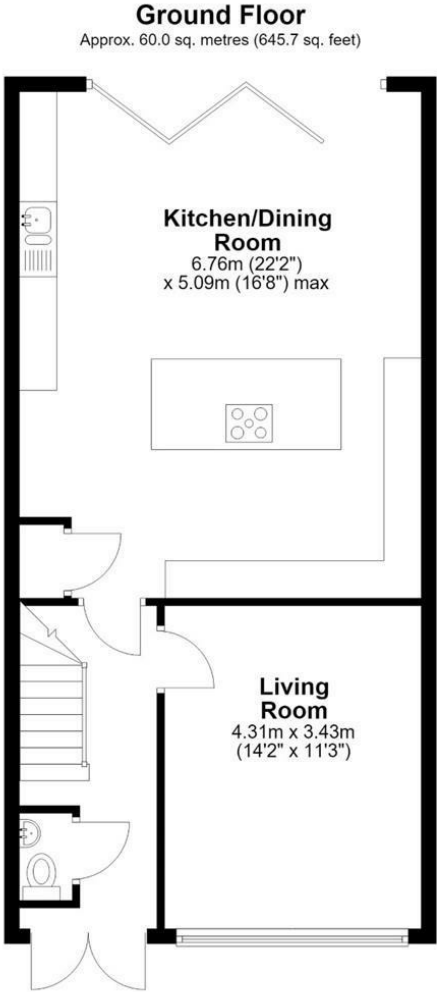
9'9 x 8'7 (2.97m x 2.62m)



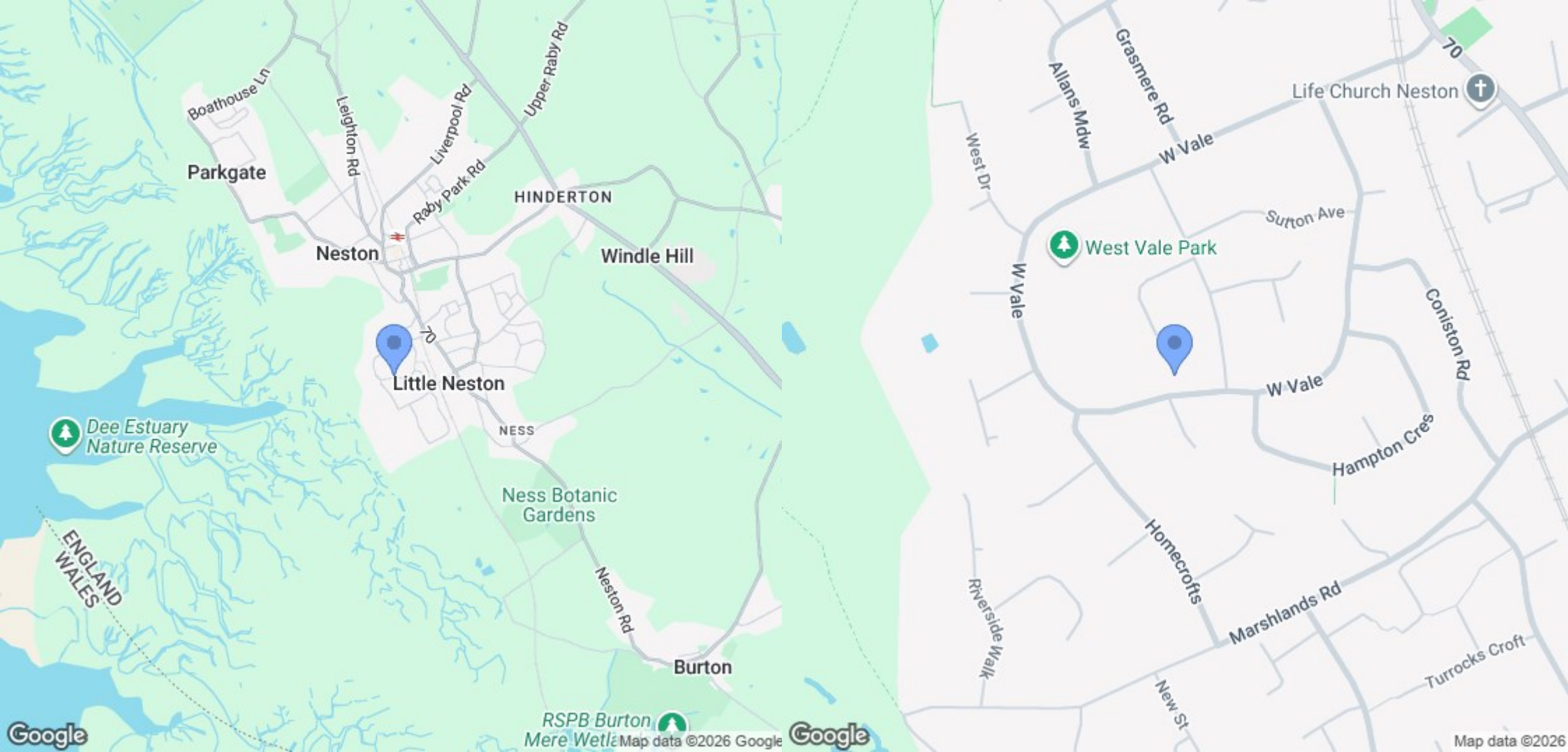


EPC & Floor Plan

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



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)
111 West Vale, NESTON



Location Map

Constables

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