

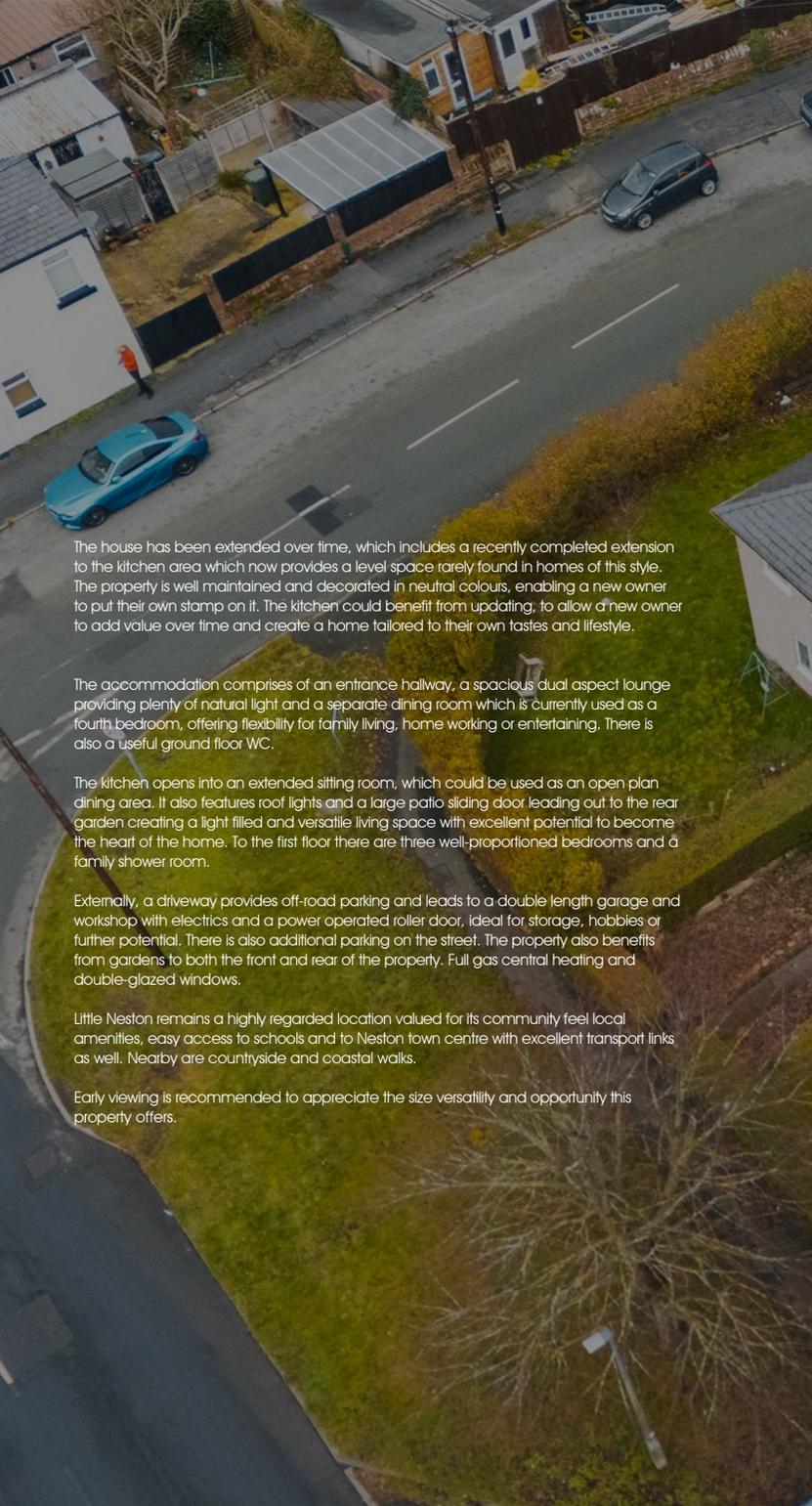


**Constables**  
SALES & LETTINGS

Burton Road

Little Neston, Neston

£300,000



The house has been extended over time, which includes a recently completed extension to the kitchen area which now provides a level space rarely found in homes of this style. The property is well maintained and decorated in neutral colours, enabling a new owner to put their own stamp on it. The kitchen could benefit from updating, to allow a new owner to add value over time and create a home tailored to their own tastes and lifestyle.

The accommodation comprises of an entrance hallway, a spacious dual aspect lounge providing plenty of natural light and a separate dining room which is currently used as a fourth bedroom, offering flexibility for family living, home working or entertaining. There is also a useful ground floor WC.

The kitchen opens into an extended sitting room, which could be used as an open plan dining area. It also features roof lights and a large patio sliding door leading out to the rear garden creating a light filled and versatile living space with excellent potential to become the heart of the home. To the first floor there are three well-proportioned bedrooms and a family shower room.

Externally, a driveway provides off-road parking and leads to a double length garage and workshop with electrics and a power operated roller door, ideal for storage, hobbies or further potential. There is also additional parking on the street. The property also benefits from gardens to both the front and rear of the property. Full gas central heating and double-glazed windows.

Little Neston remains a highly regarded location valued for its community feel local amenities, easy access to schools and to Neston town centre with excellent transport links as well. Nearby are countryside and coastal walks.

Early viewing is recommended to appreciate the size versatility and opportunity this property offers.

# Constables

SALES & LETTINGS

- Extended Semi-Detached Property
- Extended Kitchen-Living Space
- Shower Room & Ground Floor W.C.
- Close to Neston town centre & Little Neston Village
- Separate Reception Room or Ground Floor Bedroom
- Off Road Parking & Double Length Garage
- Good Sized Lounge
- Three First Floor Bedrooms
- Enclosed Rear Garden

## Entrance Hallway

### Lounge

16'2" x 13'5" (4.93m x 4.09m)

### Kitchen-Dining-Sitting Room

19'0" x 15'5" overall (5.80m x 4.71m overall)

### Dining Room/Bedroom Four

9'7" x 14'1" (2.94m x 4.31m)

### W.C.

### Landing

### Bedroom One

17'11" x 13'5" (5.48m x 4.10m)

### Bedroom Two

9'7" x 12'11" (2.94m x 3.94m)

### Bedroom Three

7'8" x 8'9" (2.35m x 2.69m)

### Shower Room

6'2" x 6'11" (1.90m x 2.11m)

### Double Length Garage



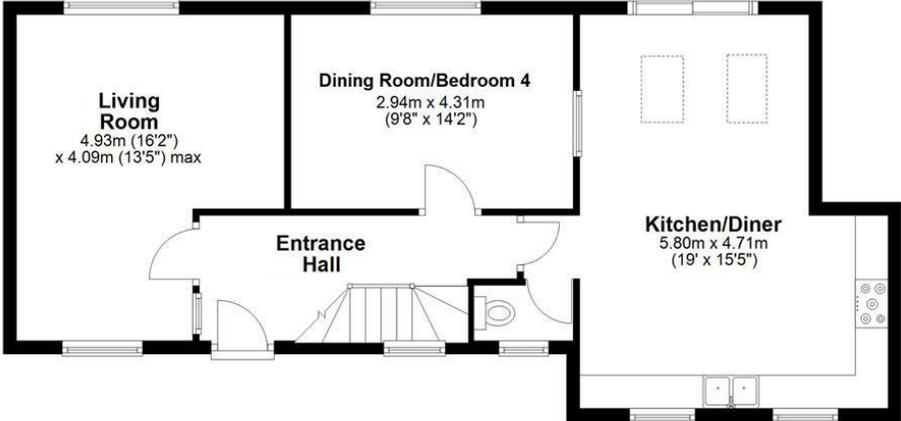


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(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	

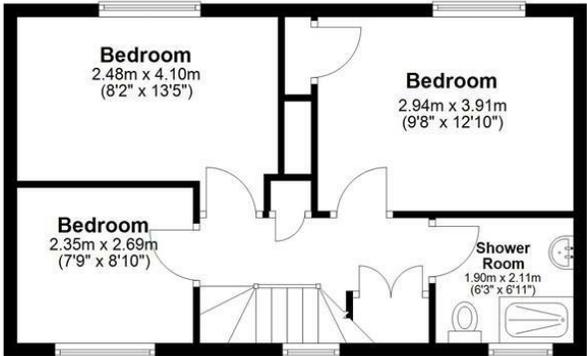
## Ground Floor

Approx. 66.7 sq. metres (718.4 sq. feet)

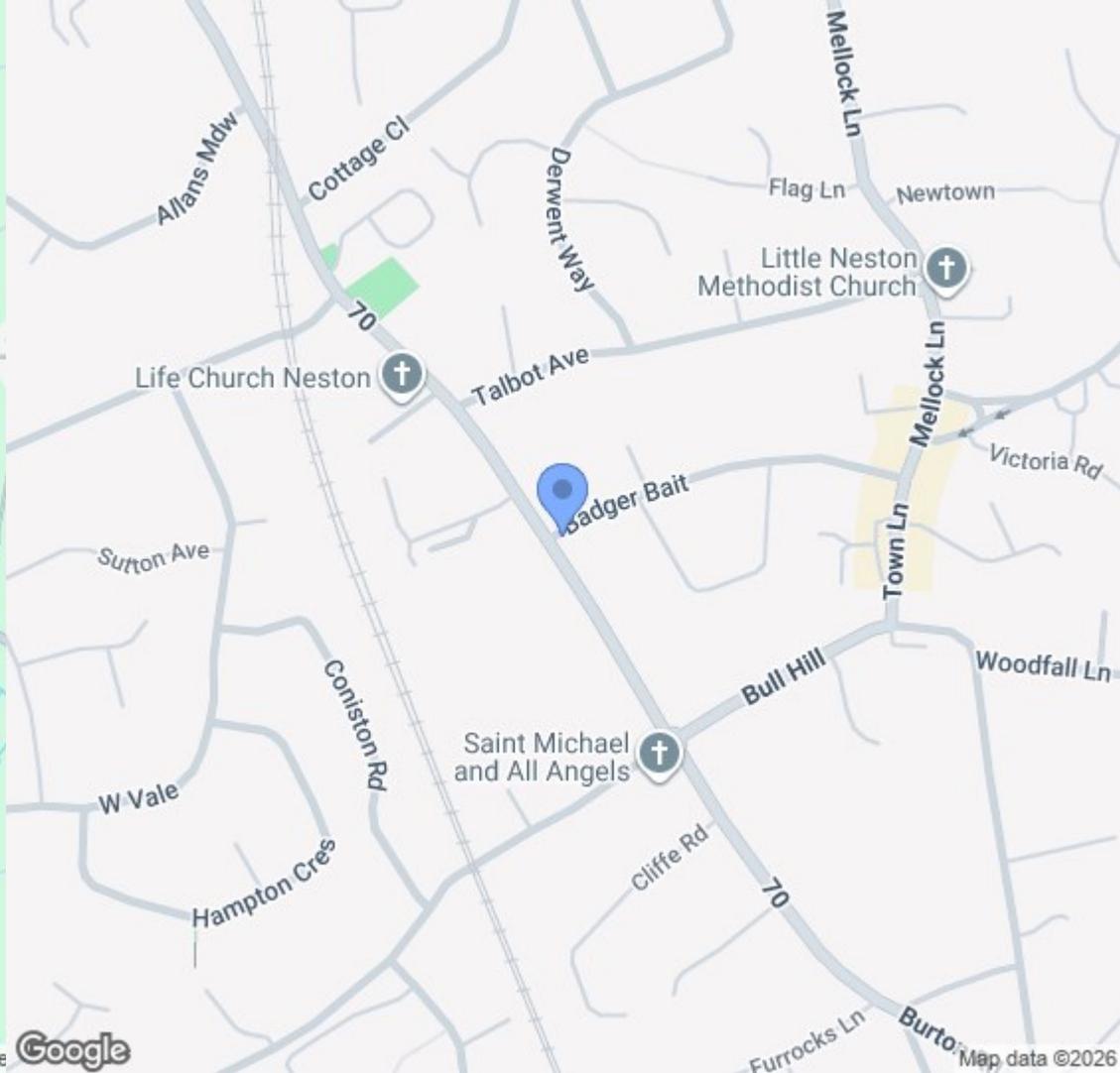
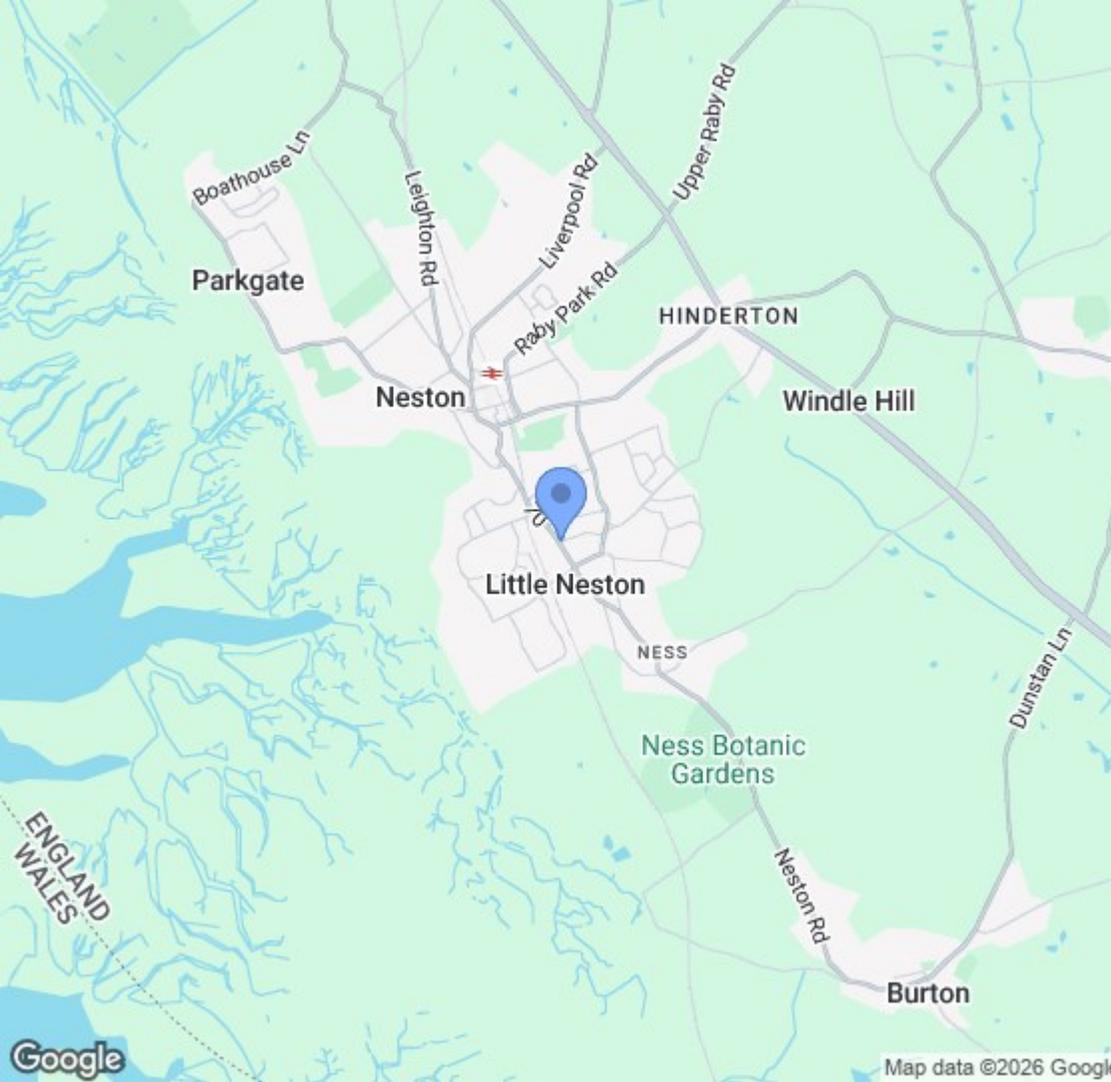


## First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)



Total area: approx. 108.6 sq. metres (1169.4 sq. feet)



Location Map

# Constables

S A L E S   &   L E T T I N G S

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