



**Westlands Close, Neston**

Guide Price **£415,000**

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Let us draw your attention immediately to our floor plan below to highlight just how much family accommodation there is to this 2,500 sq foot of semi detached house, (3,300 sq' including workshop and carport); with its five bedrooms, two bathrooms and three reception rooms, (as well as a fabulous, covered and insulated conservatory).

Take a moment too to consider the workshop with 'carport' which clearly, to us at least, provides huge opportunities for conversion into more living space - self contained annex perhaps, or similar.

Then do please appreciate how proportionate the garden and patio plot is to the accommodation within, together a significantly generous drive for various vehicles. (note our location plan identifying the size of garden plot for illustration purpose).

Put together then this home with excellent family space and a generous family garden; does in our view, offer considerable value for money. Especially so as we identify more additional key attractions below; features to look out for on your viewing...

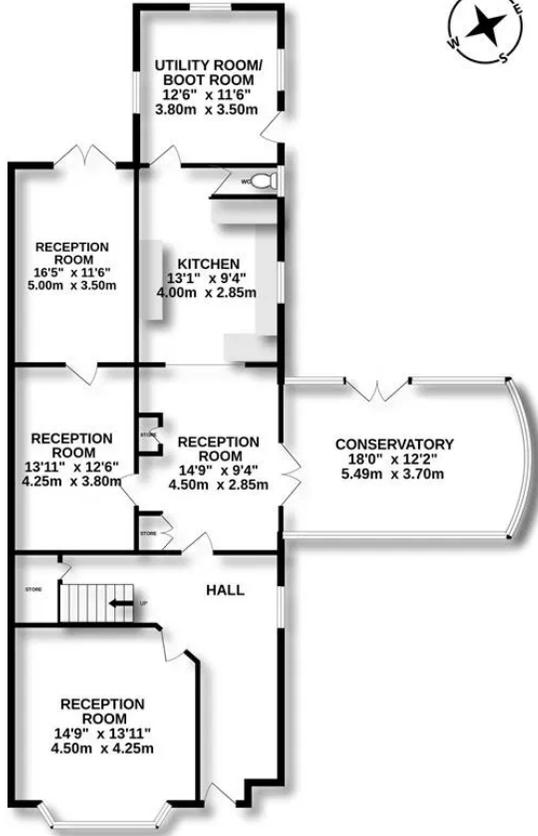
One particularly feature to mention is the method of both heating and insulation. The property does have a C rating. Delving further into this and we can see how closer to a B the house reaches. With a considerably modern gas fired central heating boiler together with a two batteried run solar panel system, the figures and returns for any substantial traditional house are impressive.

We believe current running costs for Mr & Mrs Client for both gas and electric in the region of £120 per month. In addition to this they are enjoying a figure of approximately £1,800 per annum from the F.I.T; in return for the electricity they provide back to the national grid; (this is an approx figure and subject to daily sunshine) - and that's why you can stand in the kitchen/ breakfast room bare footed enjoying the underfloor heating...

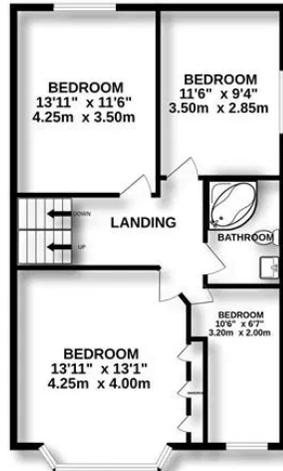




GROUND FLOOR  
1458 sq.ft. (135.0 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.

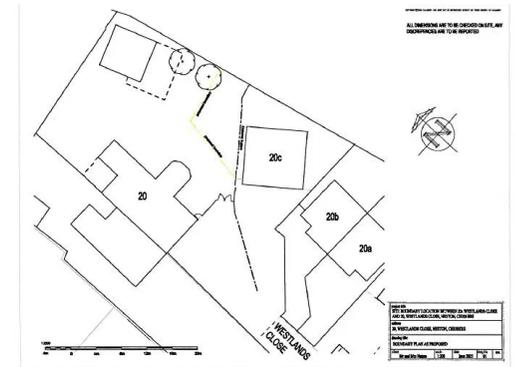


2ND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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