





Constables is delighted to offer to the market with no onward chain, this modern style semi-detached property located in a popular area of Eastham close to schools, transport links and shops.

The accommodation comprises; hallway, lounge-dining room with an inset gas fire, and kitchen. On the first floor there are two double bedroom with built in wardrobes and a single third bedroom and a bathroom with shower over the bath.

Externally a block paved driveway provides off road parking and leads to a garage at the rear of the property. The rear garden has a lawn and patio area.

Early viewing is recommended.





# Constables

SALES & LETTINGS

- Modern Semi-Detached Property
- Lounge-Dining Room
- Garage
- Popular Location Close to Amenities, Schools & Transport Links
- Enclosed Rear Garden with Lawn & Patio
- No Onward Chain
- Three Bedrooms
- Block Paved Driveway

## Hallway

### Living Room

14'0" x 13'0" (4.29m x 3.98m)

### Dining Area

8'0" x 7'10" (2.46m x 2.39m)

### Kitchen

8'0" x 7'11" (2.46m x 2.42m)

### Landing

### Bedroom One

13'3" x 9'6" max (4.05m x 2.91m max)

### Bedroom Two

8'10" x 9'10" (2.70m x 3.01m)

### Bedroom Three

9'11" x 6'5" (3.03m x 1.96m)

### Bathroom

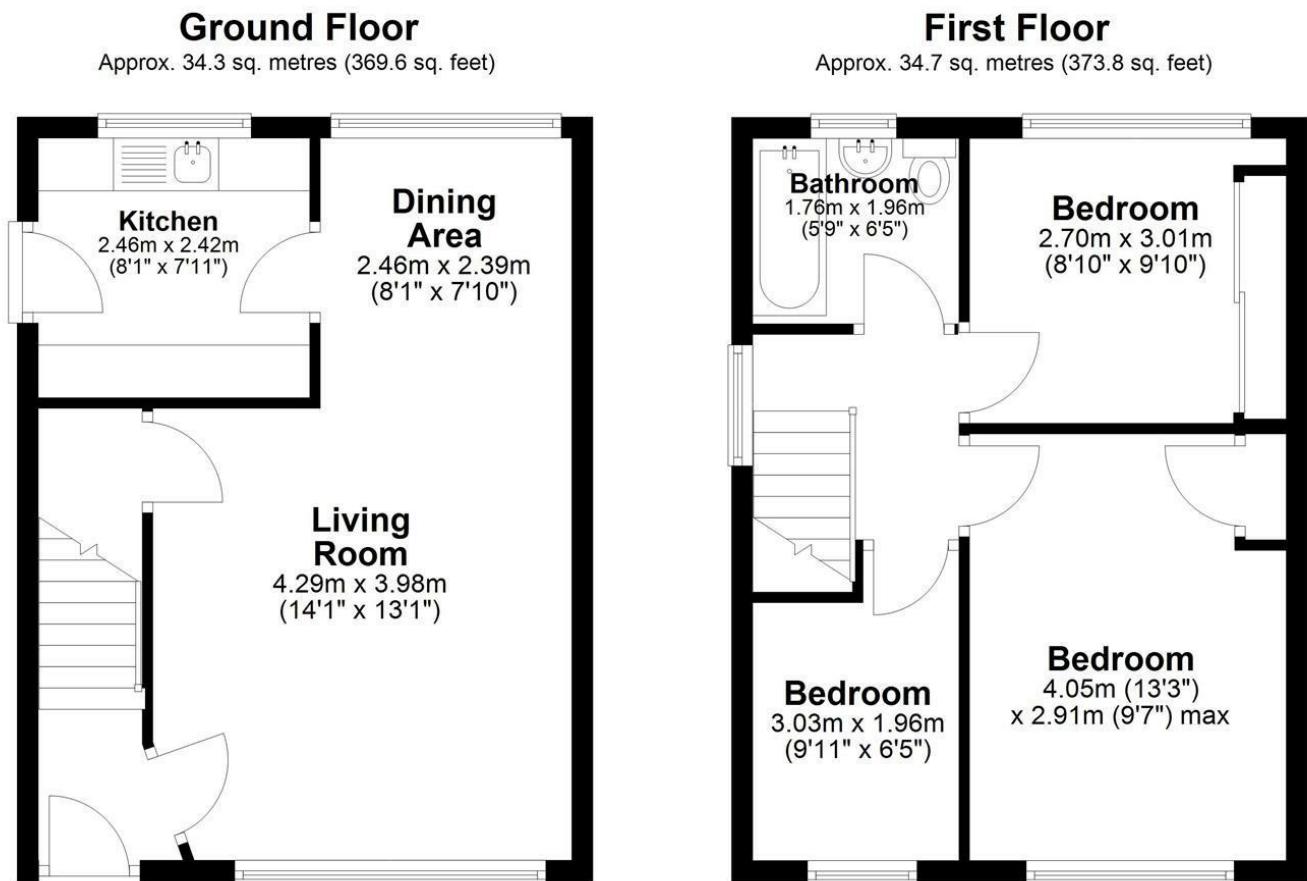
5'9" x 6'5" (1.76m x 1.96m)





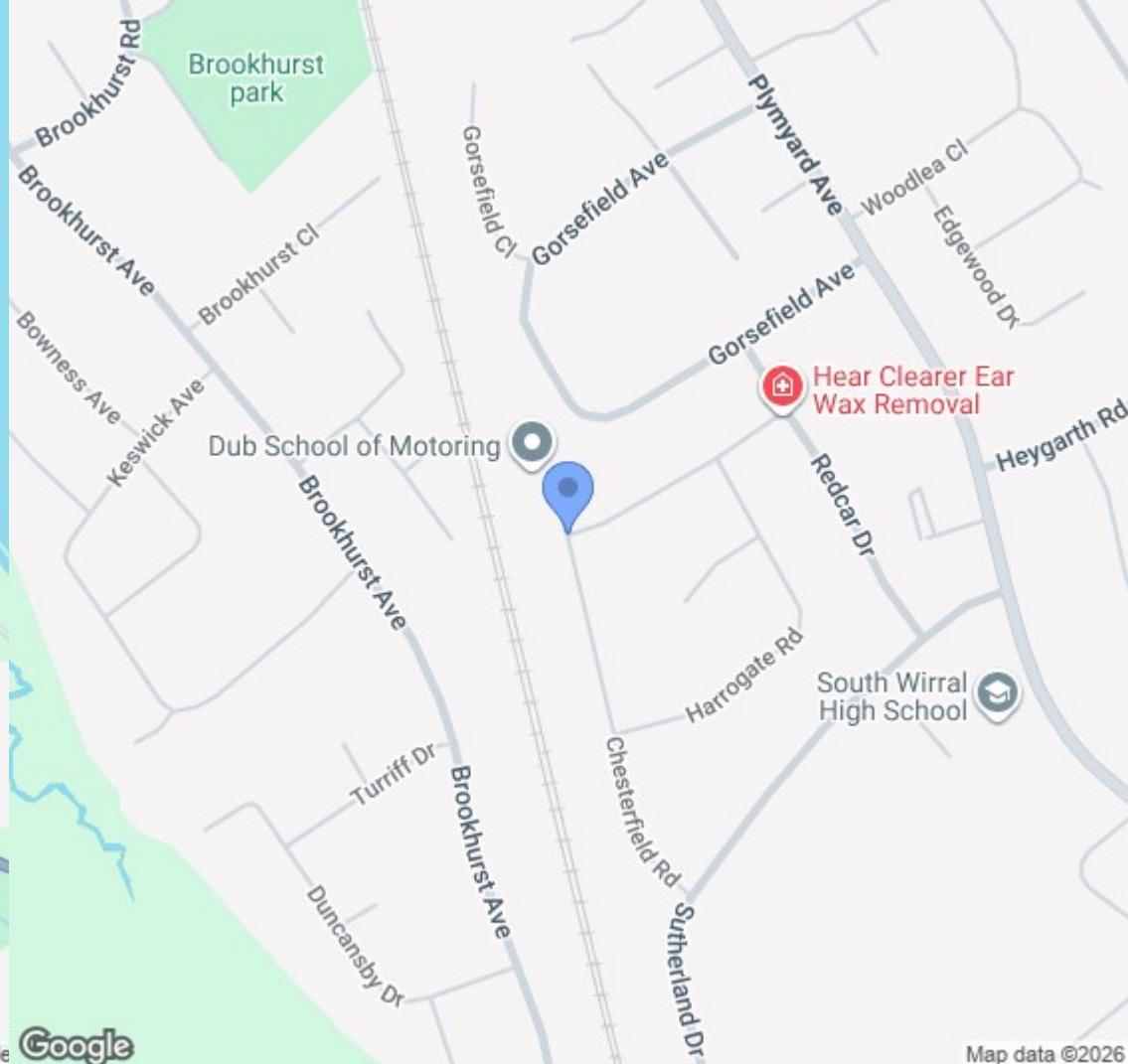
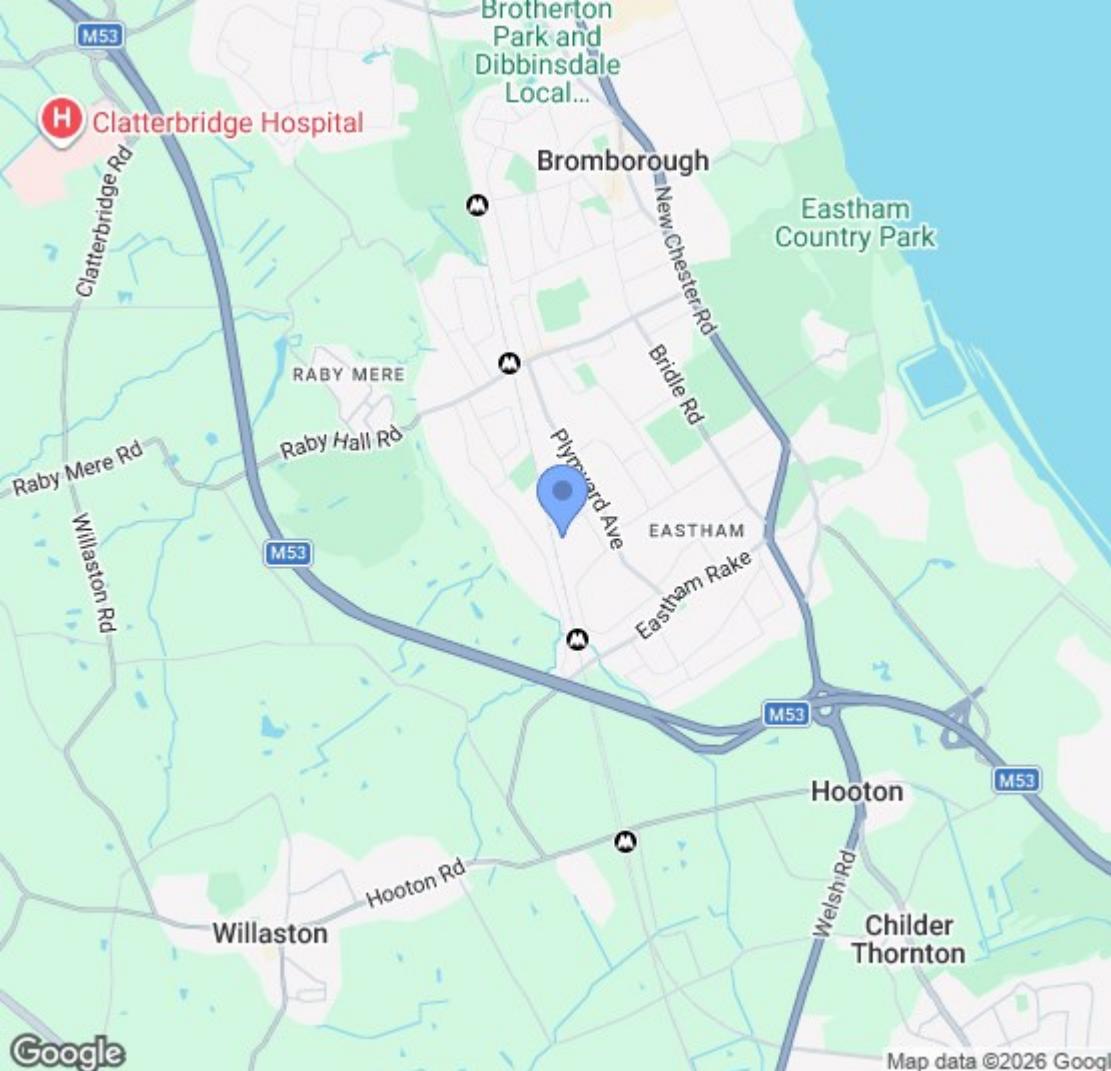
# EPC & Floor Plan

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>		
(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	



Total area: approx. 69.1 sq. metres (743.4 sq. feet)

**75 Chesterfield Road, EASTHAM**



## Location Map

# Constables

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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333