



Constables
SALES & LETTINGS

West Vale

, Neston

£340,000



A spacious three bedroom semi-detached home occupying a generous plot, with excellent gardens, off-road parking and considerable potential for modernisation. Situated in a popular and established residential area of Neston, close to excellent primary schools, the property offers well-proportioned accommodation and represents an excellent opportunity for a buyer looking to create a home to their own specification.

The accommodation begins with a welcoming entrance hall with staircase rising to the first floor. There are two separate reception rooms, including a bright front reception room with a large bay window, while the rear sitting room enjoys an attractive outlook over the garden with glazed doors opening directly onto the patio.

The kitchen is positioned to the rear of the property and provides a good range of fitted units together with space for a dining table, with views across the garden.

To the first floor are three bedrooms, comprising two particularly generous double bedrooms and a third bedroom, together with the family bathroom. The principal bedrooms benefit from excellent natural light and built-in storage.

One of the property's real strengths is the size of the plot. To the front is a substantial driveway providing ample off-road parking, bordered by mature hedging and lawn. The rear south-facing garden is an excellent size and enjoys a good degree of privacy, with a large lawn, mature planted borders and a generous paved patio providing plenty of space for outdoor seating and entertaining.

The property has clearly been well cared for over the years but now offers scope for cosmetic updating and improvement, making it particularly appealing to buyers wanting a traditional home with the opportunity to add their own style.



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- Traditional Semi-detached property
- Kitchen with dining space
- Garage & Off Road Parking
- Three Bedrooms
- Generous and established plot
- No Onward Chain
- Two separate reception rooms
- Large private rear garden

Entrance Hall

Living Room

19'3" x 12'11" (5.87m x 3.94m)

Lounge

11'6" x 12'11" (3.51m x 3.94m)

Kitchen / Diner

10'3" x 16'5" (3.12m x 5.00m)

First Floor

Bedroom One

11'7" x 10'10" (3.53m x 3.30m)

Bedroom Two

10'8" x 10'10" (3.25m x 3.30m))

Bedroom Three

7'9" x 7'1" (2.36m x 2.16m)

Family Bathroom

6'5" x 7'1" (1.96m x 2.16m)

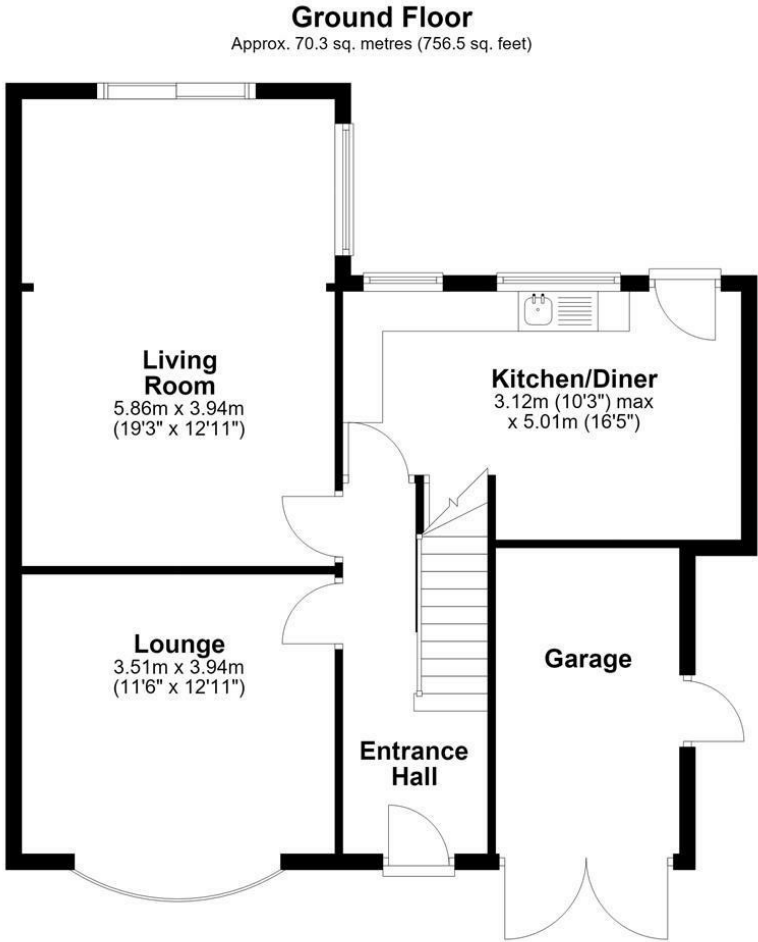
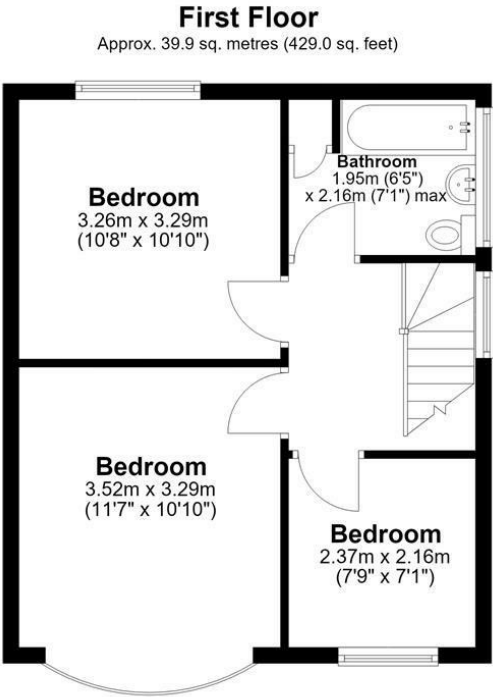
Garage



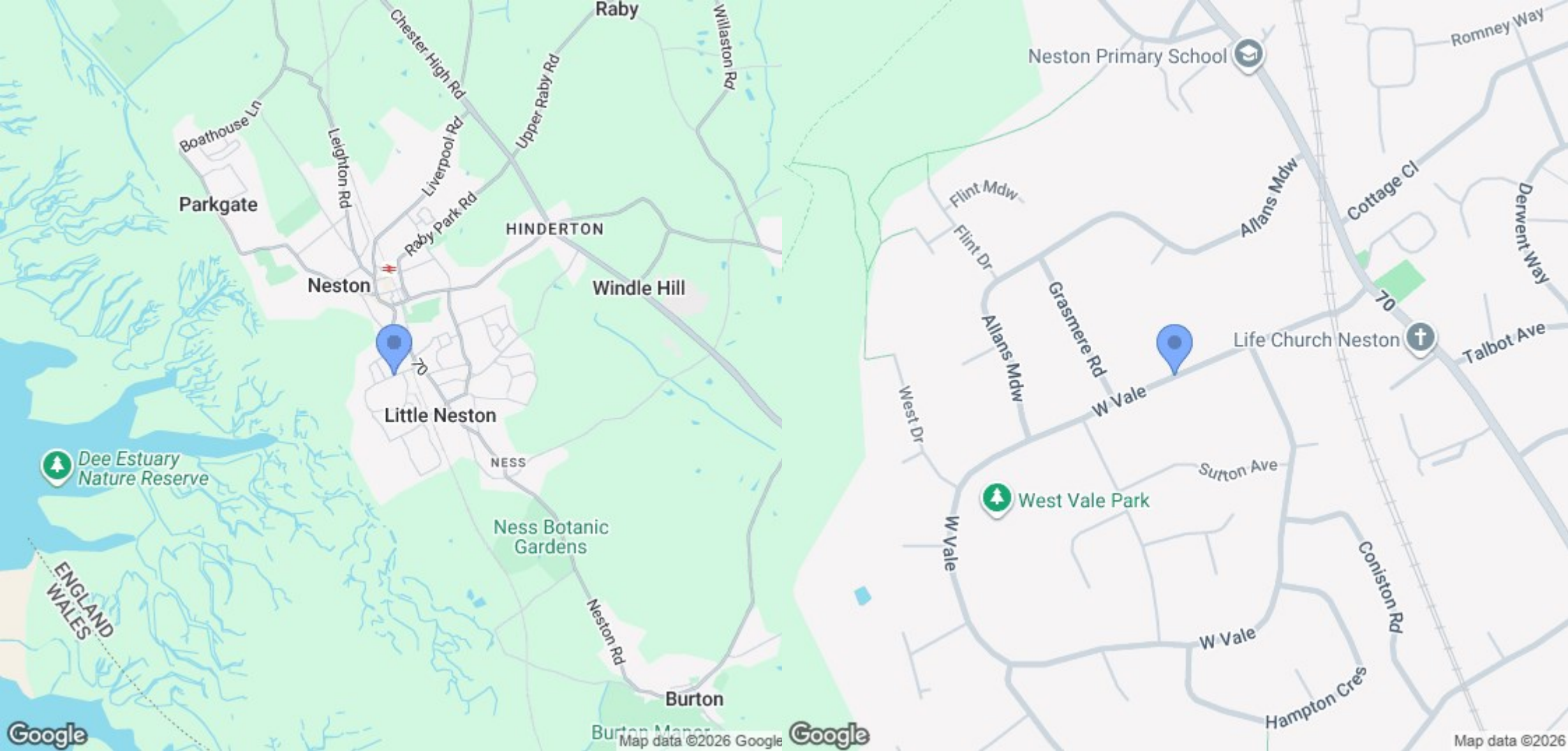


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(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. 110.1 sq. metres (1185.5 sq. feet)
25 West Vale, NESTON



Location Map

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