

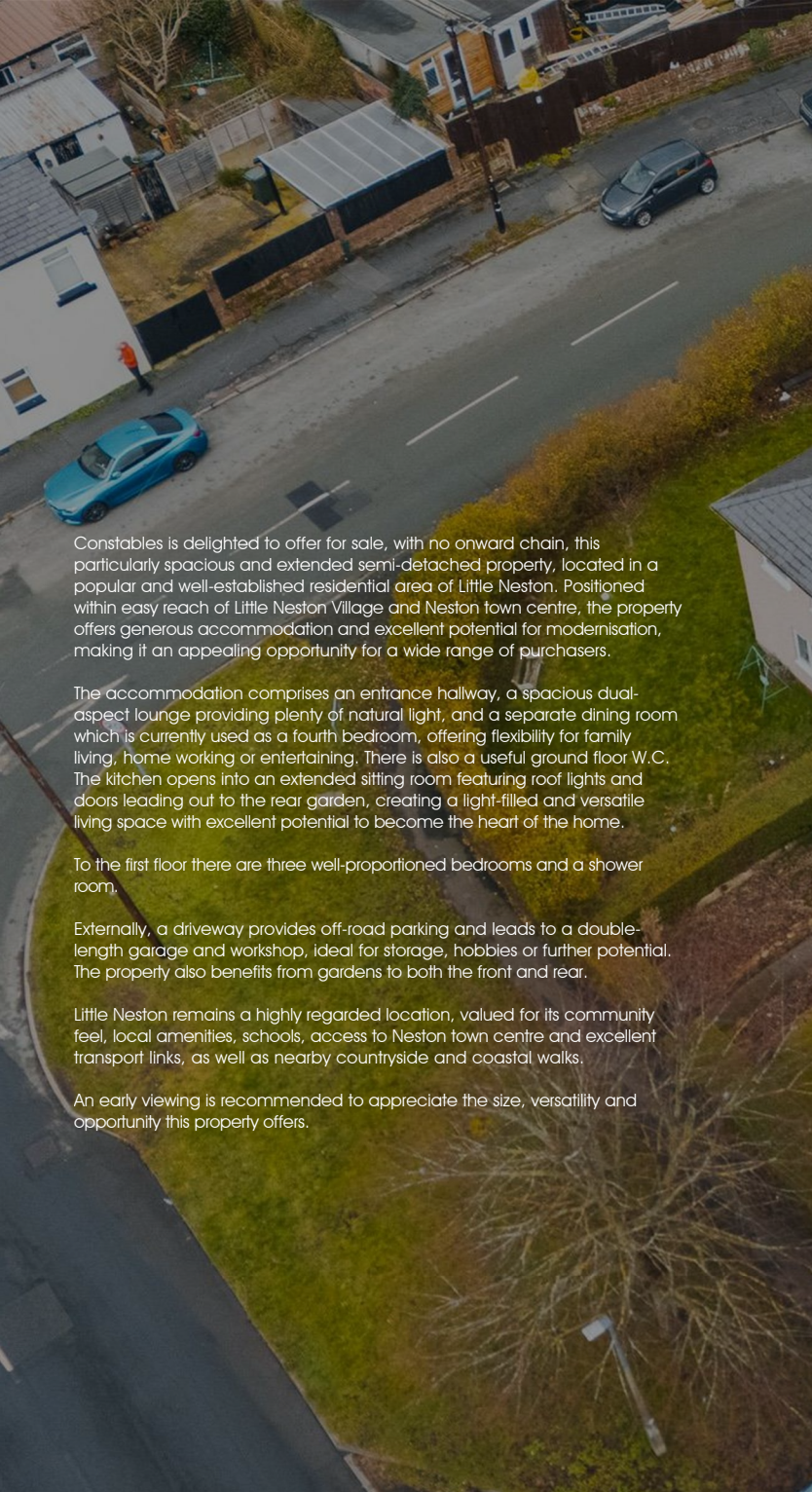


Constables
SALES & LETTINGS

Burton Road

Little Neston, Neston

£320,000



Constables is delighted to offer for sale, with no onward chain, this particularly spacious and extended semi-detached property, located in a popular and well-established residential area of Little Neston. Positioned within easy reach of Little Neston Village and Neston town centre, the property offers generous accommodation and excellent potential for modernisation, making it an appealing opportunity for a wide range of purchasers.

The accommodation comprises 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 W.C. The kitchen opens into an extended sitting room featuring roof lights and doors 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 shower room.

Externally, a driveway provides off-road parking and leads to a double-length garage and workshop, ideal for storage, hobbies or further potential. The property also benefits from gardens to both the front and rear.

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

An early viewing is recommended to appreciate the size, versatility and opportunity this property offers.



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- 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)

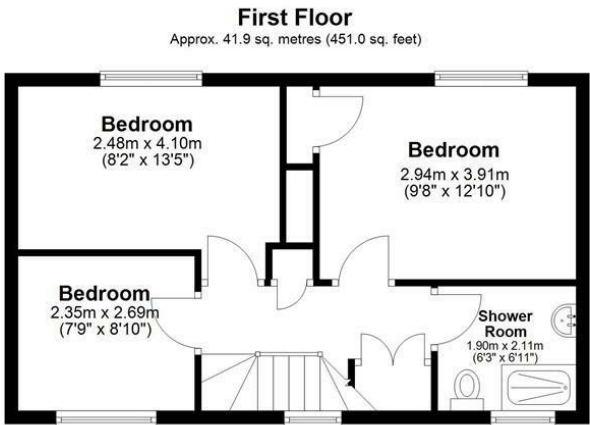
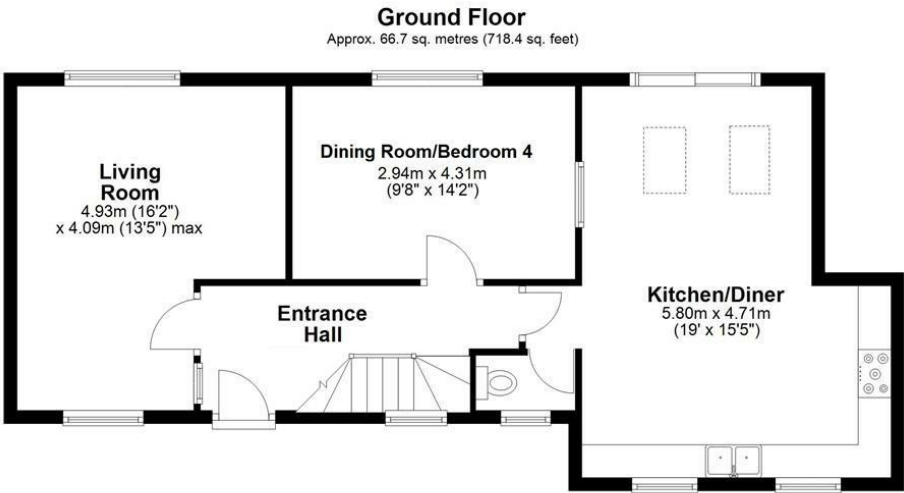
Double Length Garage



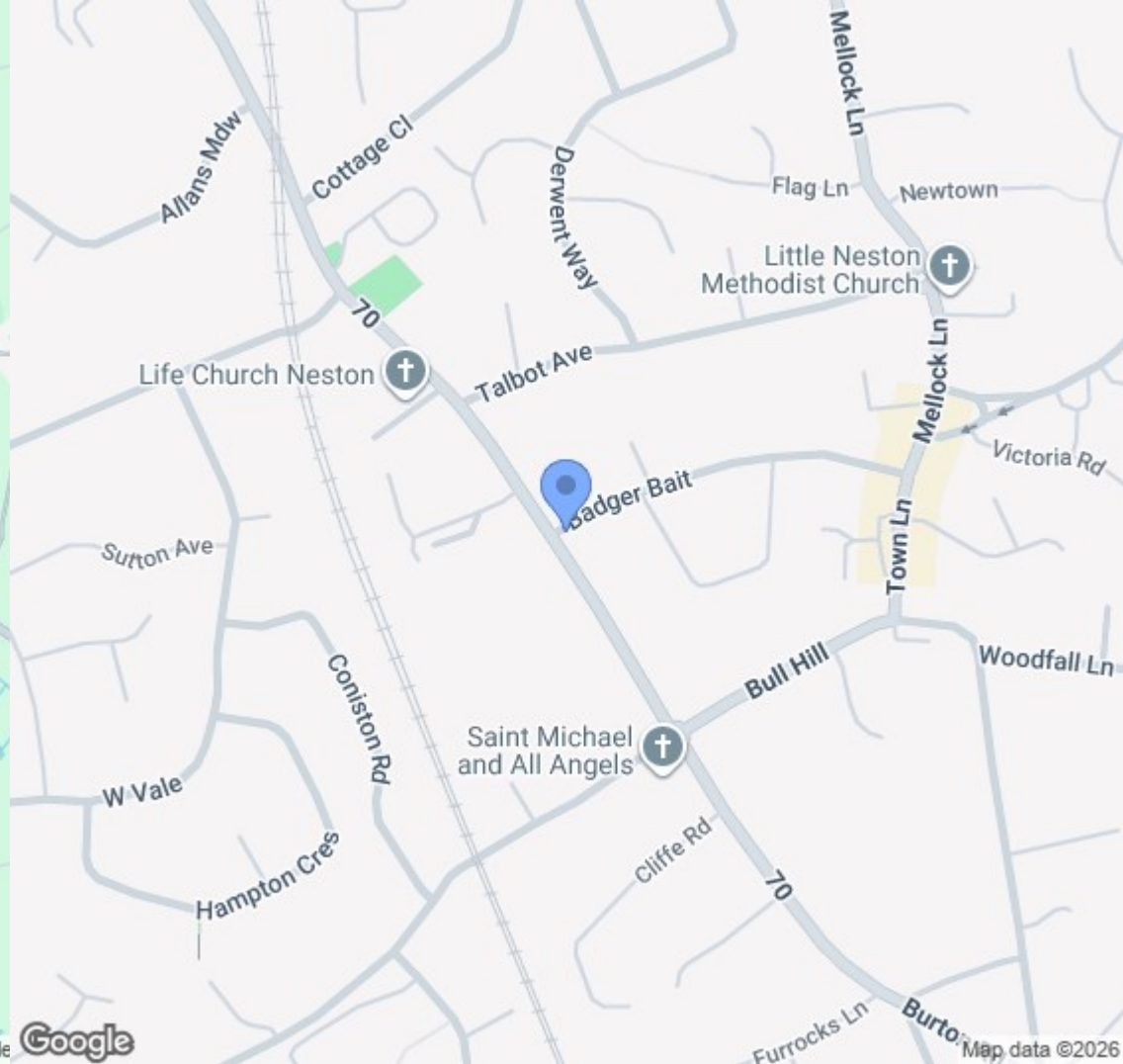
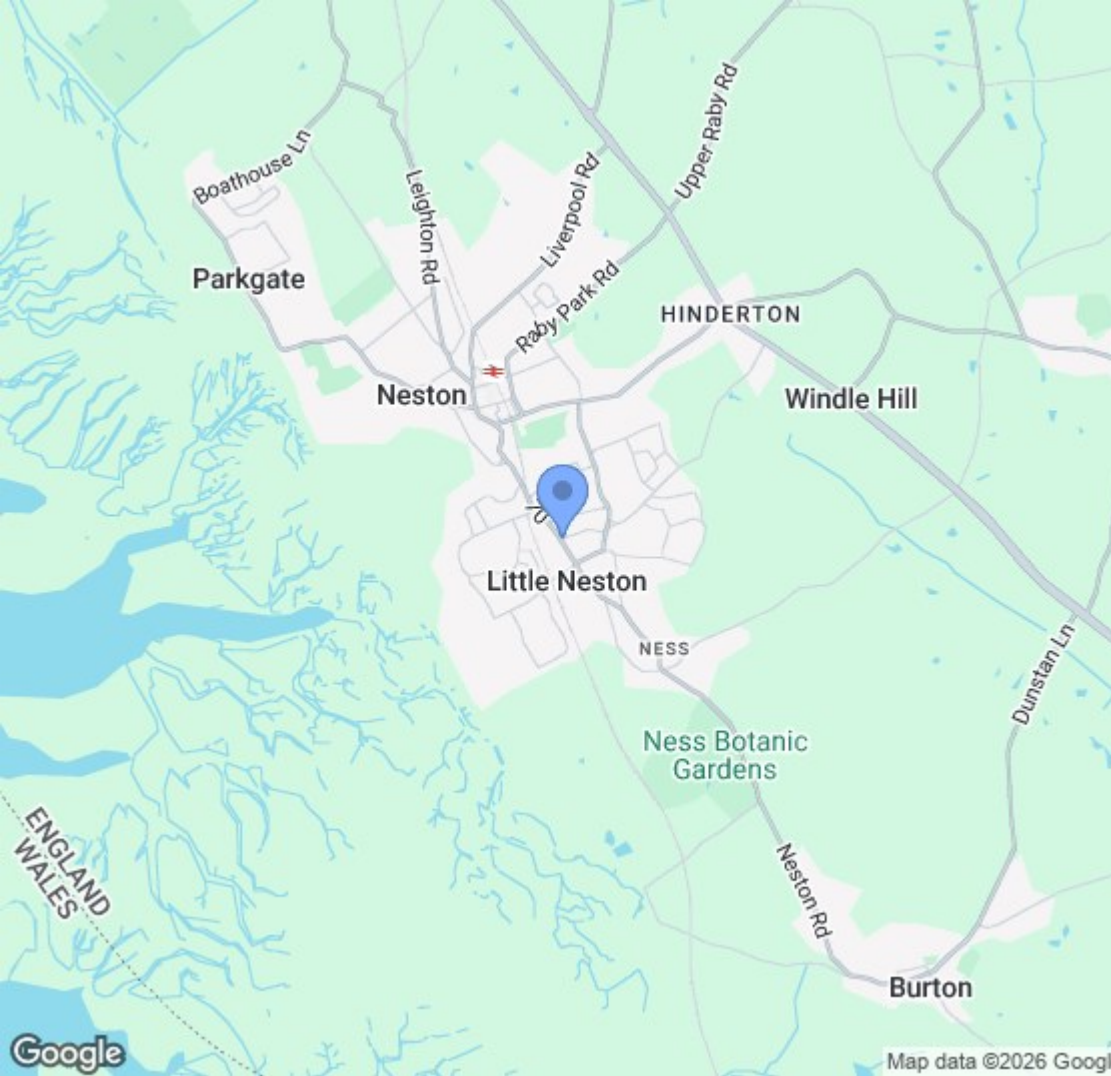


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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. 108.6 sq. metres (1169.4 sq. feet)



Location Map

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S A L E S & L E T T I N G S

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