



**Constables**  
SALES & LETTINGS

Holt Hey

Ness, Neston

£350,000



Located on the ever-desirable Holt Hey in Ness, this well-maintained two-bedroom detached bungalow occupies a beautifully landscaped plot. The property is near to excellent local amenities and, transport links—making it perfect for those seeking a low-maintenance lifestyle within a strong community.

Upon entering, you're welcomed by an entrance hall that leads you into a generous dual-aspect lounge-diner—a light-filled retreat ideal for both relaxed evenings and meaningful entertaining. From here, a thoughtfully designed kitchen flows into a spacious conservatory, where expansive glazing lovingly frames views of the landscaped garden beyond.

There are two well-proportioned double bedrooms, the main bedroom has built-in wardrobes and an en-suite W.C. The accommodation is completed with a shower room.

Externally the property has ample off-street parking and a garage, the home's front gardens are richly planted with mature shrubs and a neatly kept lawn. At the rear is a south-west-facing garden which is landscaped.

The property is offered for sale with no onward chain.



# Constables

SALES & LETTINGS

- Detached Bungalow
- Highly Sought After Cul-de-Sac Location
- Two Double Bedrooms
- Dual Aspect Lounge-Diner
- Large Conservatory
- En-suite W.C. and Shower Room
- Landscaped Gardens
- Driveway & Garage
- No Onward Chain

### Entrance Porch

### Hallway

9'10" x 9'6" (3.02m x 2.90m)

### Lounge-Diner

21'10" x 11'5" (6.68m x 3.48m)

### Kitchen

12'0" x 8'5" (3.66m x 2.57m)

### Conservatory

18'2" x 9'6" (5.56m x 2.90m)

### Bedroom One

12'7" x 11'3" (3.84m x 3.43m)

### En-Suite

### Bedroom Two

10'7" x 10'5" (3.23m x 3.18m)

### Shower Room

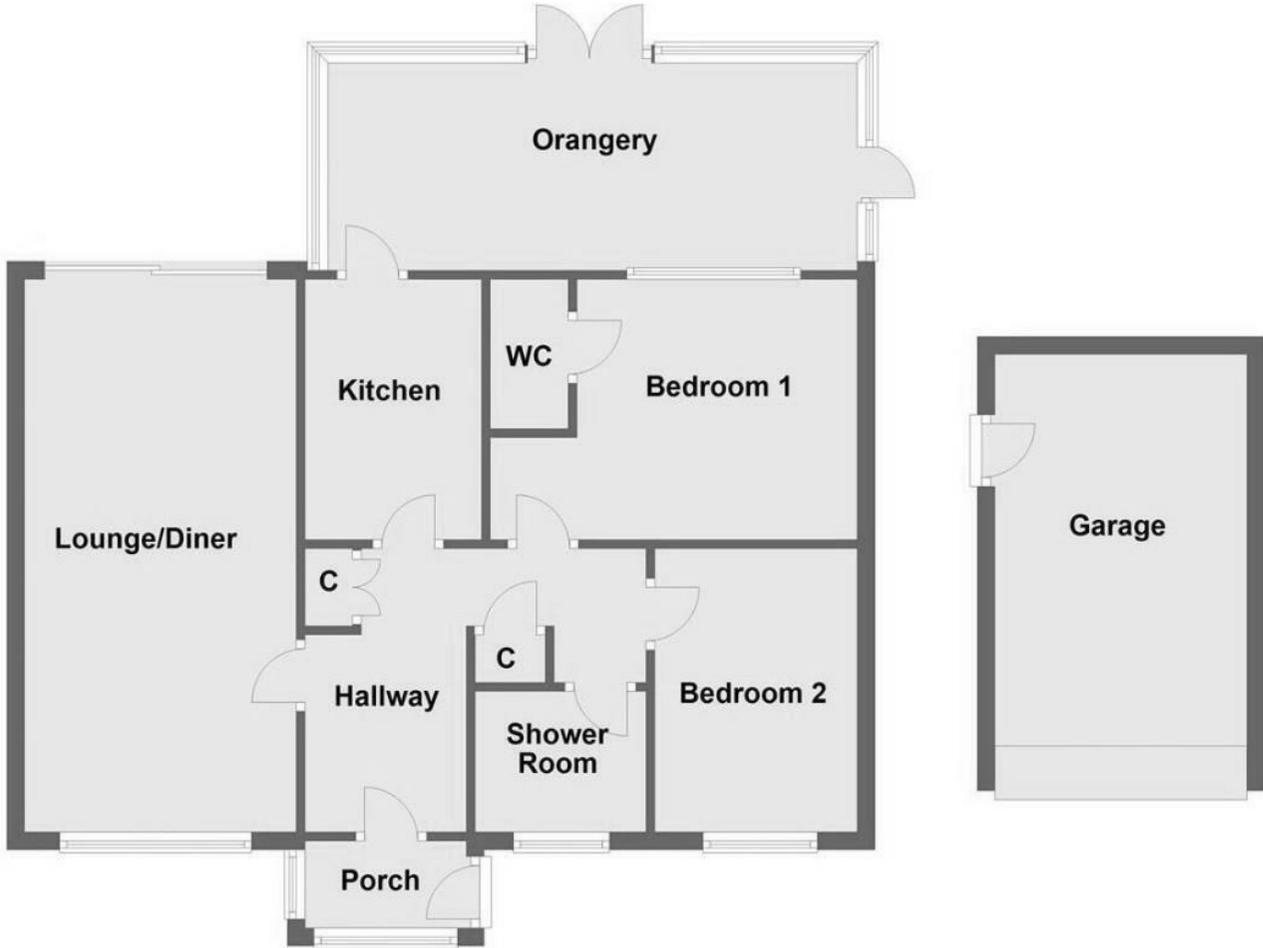
6'5" x 6'3" (1.96m x 1.91m)



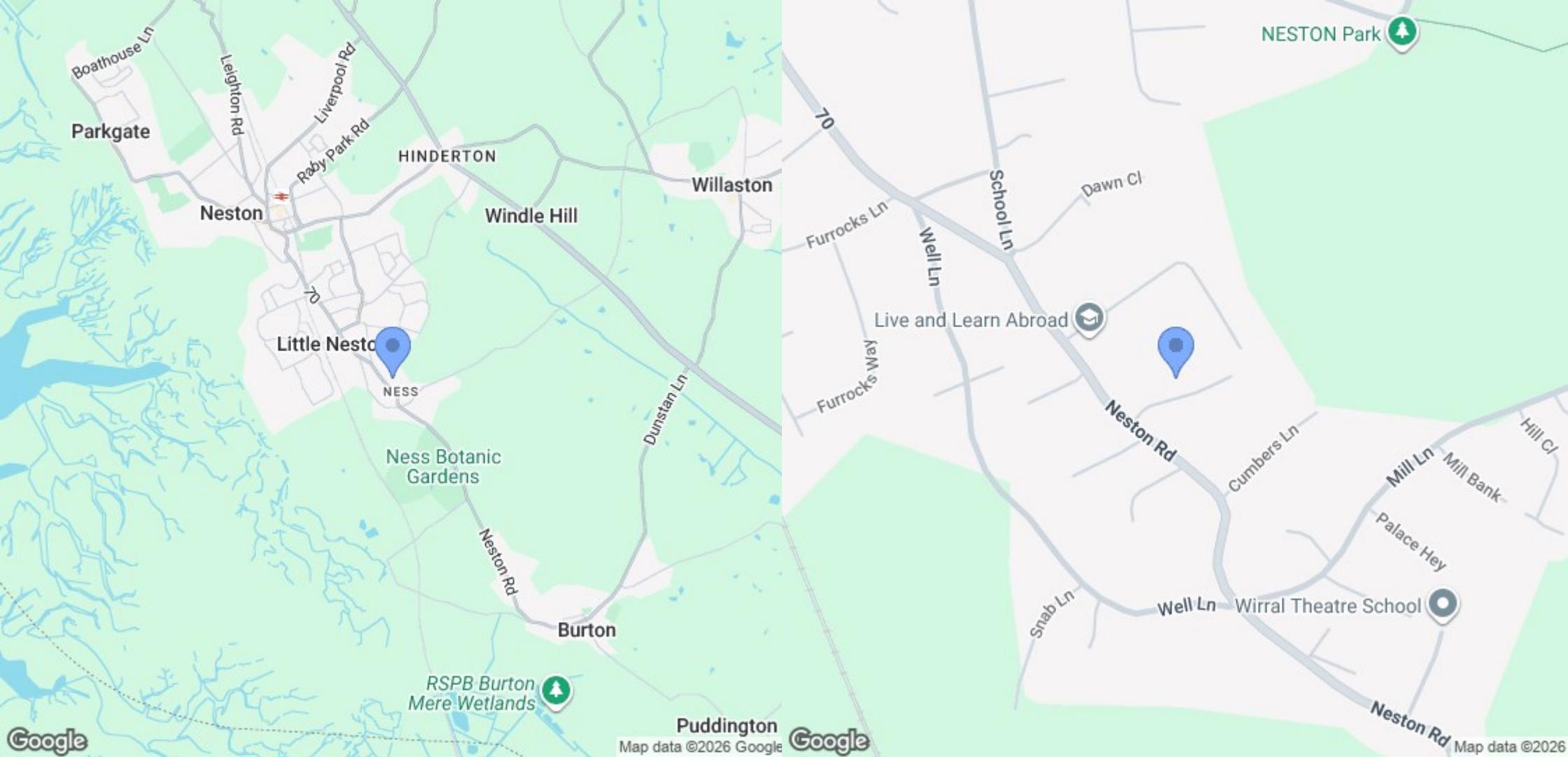


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
 Plan produced using PlanUp.



Location Map

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S A L E S   &   L E T T I N G S

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