



We are very proud to present  
**Waterford Drive**  
Little Neston, Neston

On the market for  
**£330,000**



A spacious detached bungalow that occupies a good-sized corner plot in a sought after area of Little Neston. The accommodation requires some modernisation but offers huge potential.

The accommodation is very versatile and comprises; entrance hallway, living room with dual aspect windows, kitchen-breakfast room with side porch and there are three bedrooms a bathroom and separate W.C.

Outside there is a landscaped garden at the front that is incredibly private and at the side there is a driveway with double gates opening to a patio area, garage and workshop.

The property is located in a very desirable area that is close to amenities in Little Neston and Neston and the Chester High Road is also a short distance away which provides access across the Wirral and links to the national motorway network. Bus links are also within walking distance.

Offered for sale with no onward chain, early viewing is recommended.







- Spacious Detached Bungalow
- Huge Potential
- Council Tax Band: D (Cheshire West & Chester)

- Good Sized Corner Plot
- Off Road Parking & Garage & Workshop
- Tenure: Freehold

- Three Bedrooms
- Sought After Area
- No Onward Chain



## Hallway

## Living Room

11'10" x 14'11" (3.61m x 4.55m)

## Kitchen-Breakfast Room

11'6" x 11'8" (3.51m x 3.56m)

## Side Porch

## Bedroom One

14'11" x 10'10" (4.55m x 3.30m)

## Bedroom Two

11'10" x 11'7" (3.61m x 3.53m)

## Bedroom Three

11'6" x 9'6" (3.51m x 2.90m)

## Bathroom

## WC

## Garage







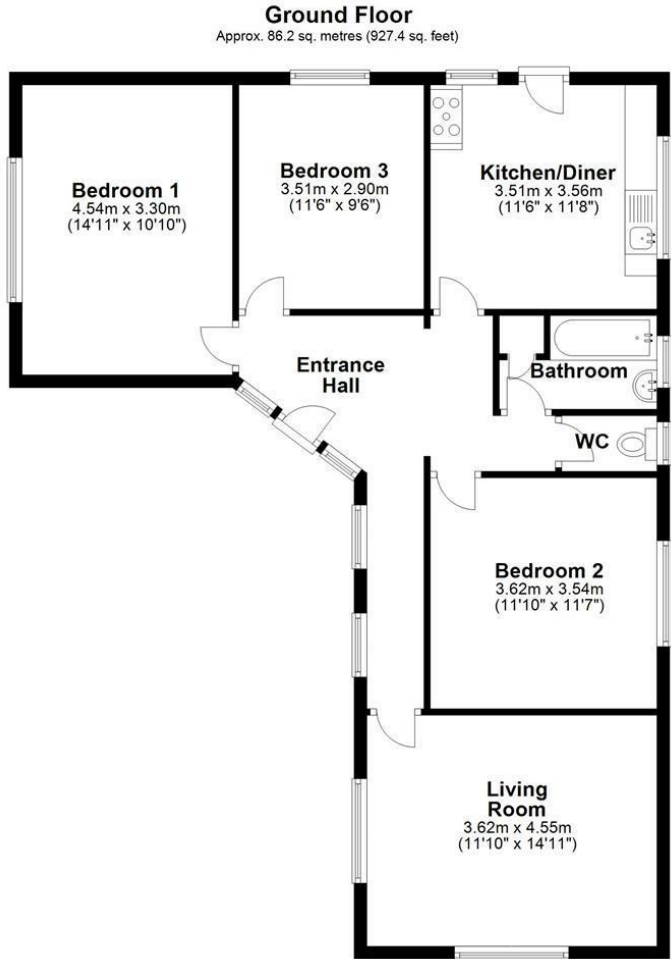




# EPC & Floor Plan

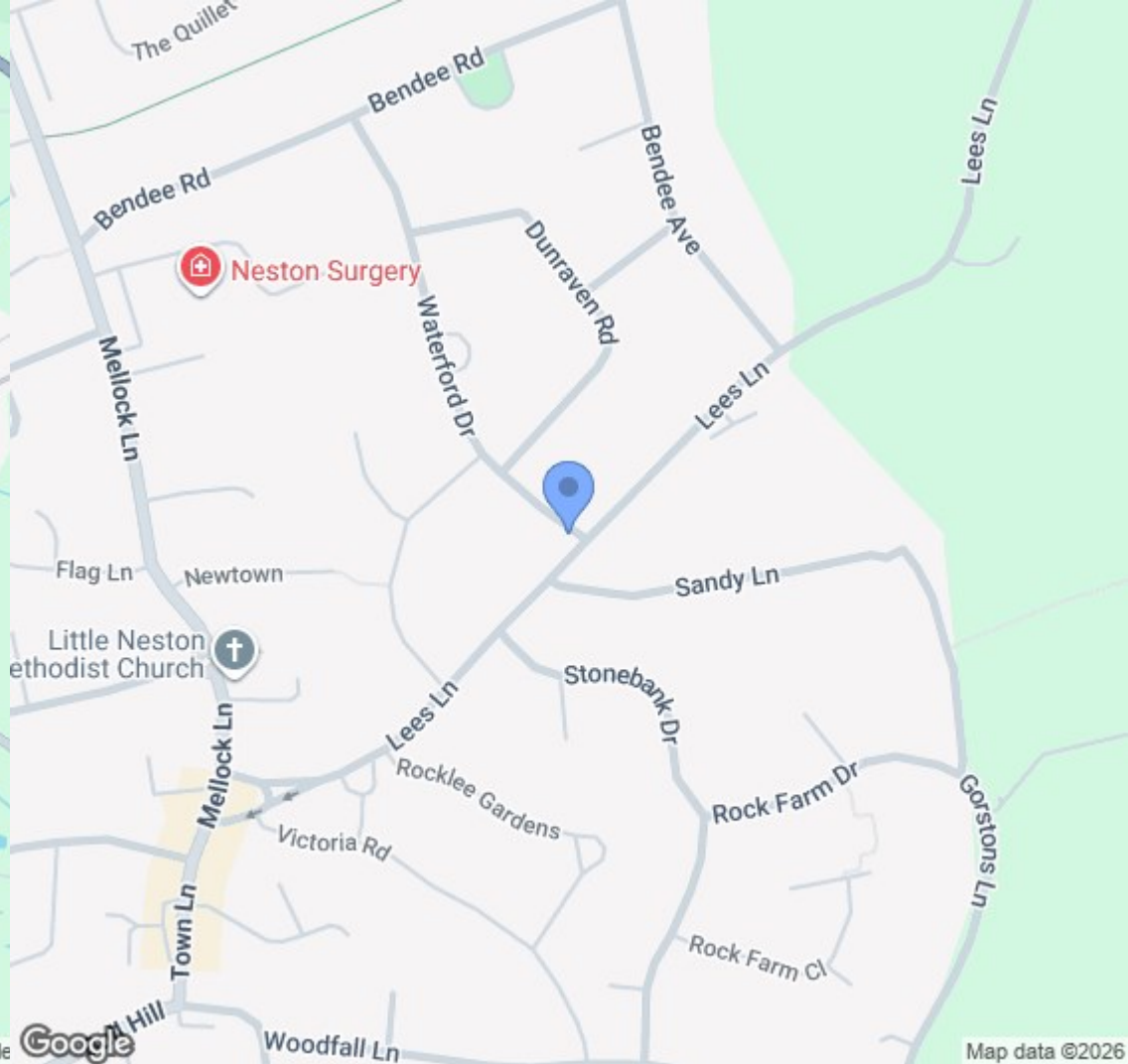
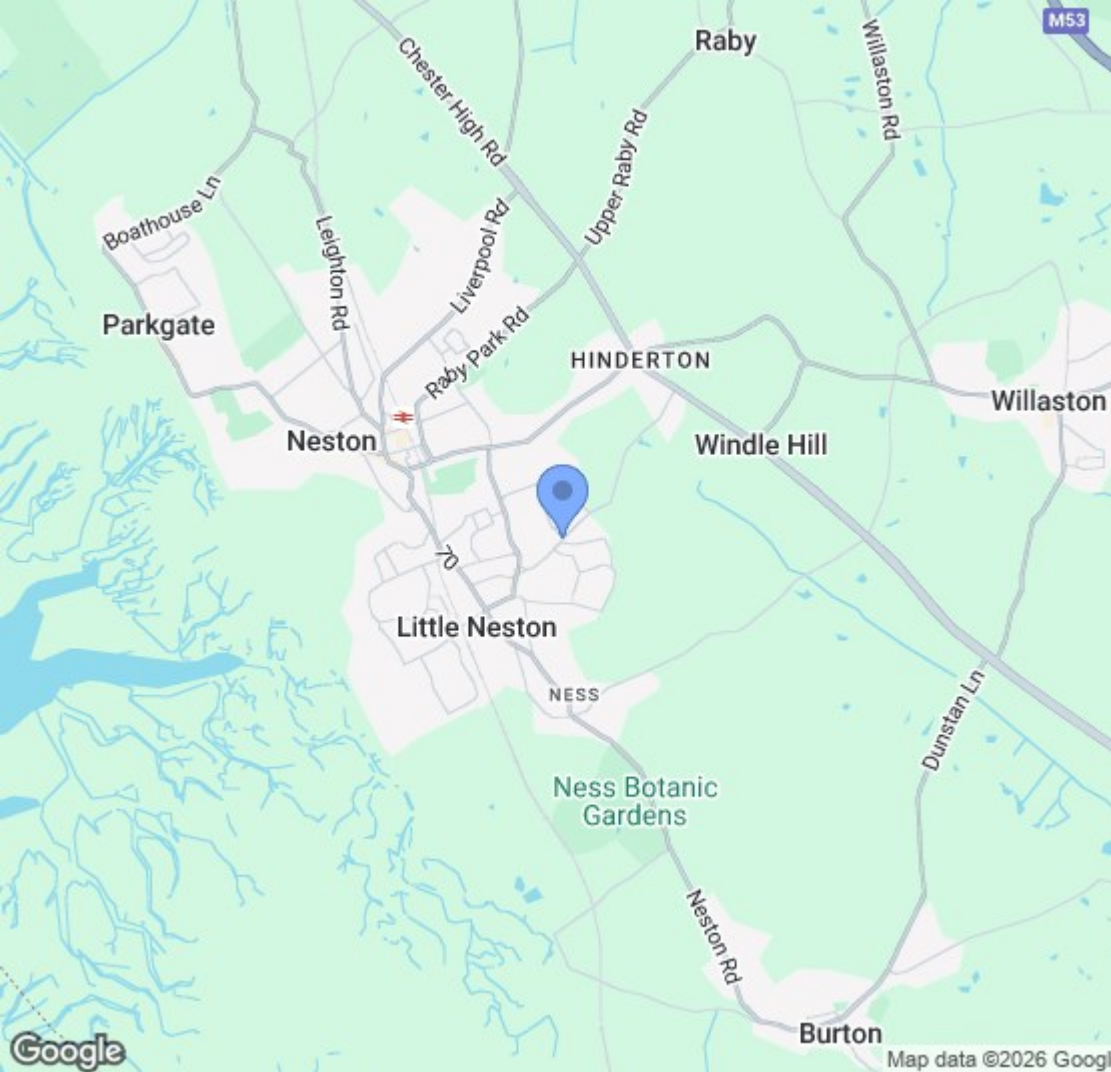
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	<div>67</div>	<div>83</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 86.2 sq. metres (927.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.  
This plan is for illustrative purpose 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.  
Plan produced using PlanUp.



Location Map



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