




**Constables**  
SALES & LETTINGS

Marshlands Road Little Neston,

£285,000

A photograph of a living room. On the left, there is a fireplace with a wooden mantelpiece and a blue log burner. Above the mantelpiece is a large framed mirror. In the center, a television sits on a wooden TV stand. To the right, a grey sofa is visible with patterned cushions. A large window with purple curtains is in the background, and a floor lamp stands next to it. A grey shag rug is on the floor.

An excellent opportunity to purchase an extended semi-detached property that is located on the much sought after Marshlands Road, a short distance from the Dee Estuary and amenities in Little Neston Village.

The property provides spacious accommodation with a welcoming feel throughout. The accommodation comprises; entrance hallway, lounge with a log burning stove. At the rear of the property is an open plan kitchen-dining room with sliding patio doors into a conservatory. On the first floor there are two spacious bedrooms and a modern shower room.

Externally, the property is set back from the road with a driveway providing off-road parking. To the rear, a thoughtfully landscaped garden offers a private haven—featuring a lawned garden, patio, workshop with power and storage shed.

This is a wonderful opportunity to acquire a stylish and spacious home in a sought-after setting, where scenic walks and a vibrant community are right on your doorstep.

Early viewing is highly recommended.



# Constables

SALES & LETTINGS

- Traditional Semi-Detached Property
- Open Plan Kitchen-Dining Room & Conservatory
- Off Road Parking
- Highly Sought After Location
- Two Good-Sized Bedrooms
- Early Viewing Recommended.
- Lounge with Log Burner
- Rear Garden with Work shop and Storage Shed

## Entrance Hallway

## Lounge

13'1" x 13'3" (4.00m x 4.06m)

## Kitchen-Dining Room

16'6" x 16'4" overall (5.04m x 4.99m overall)

## Conservatory

8'4" x 9'10" (2.55m x 3.00m)

## Landing

## Bedroom One

16'4" x 8'11" (4.99m x 2.74m)

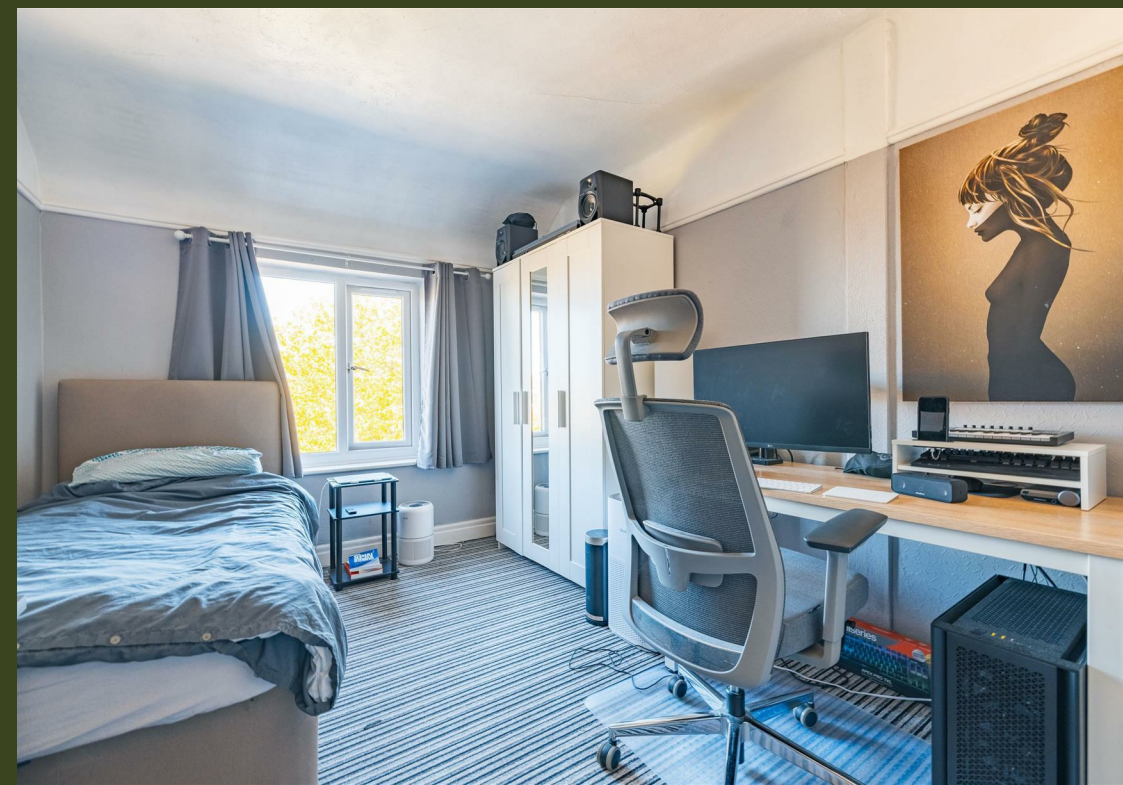
## Bedroom Two

12'5" x 9'1" (3.81m x 2.78m)


## Shower Room

9'6" x 6'11" (2.90m x 2.11m)



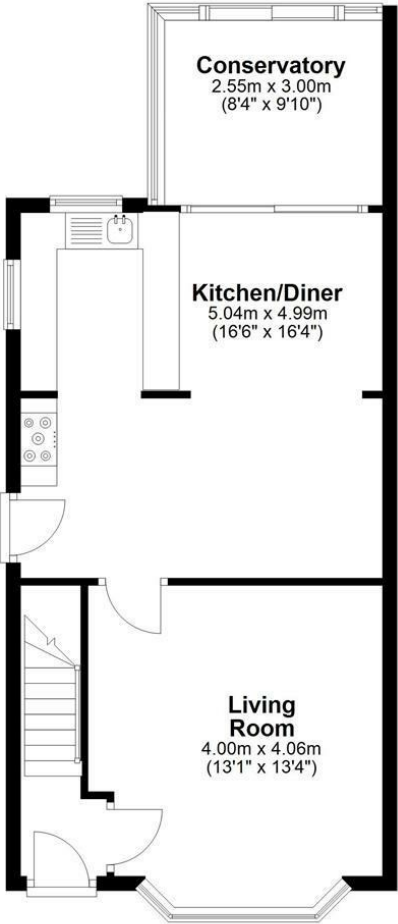


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</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	

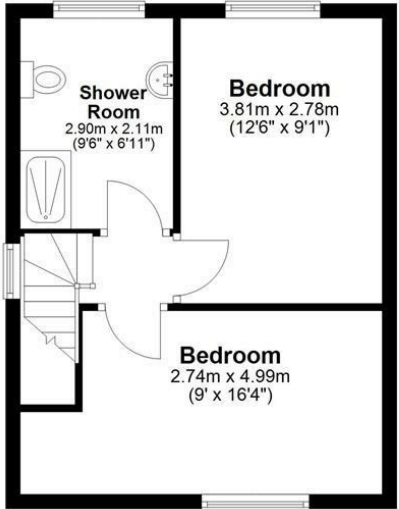
### Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)

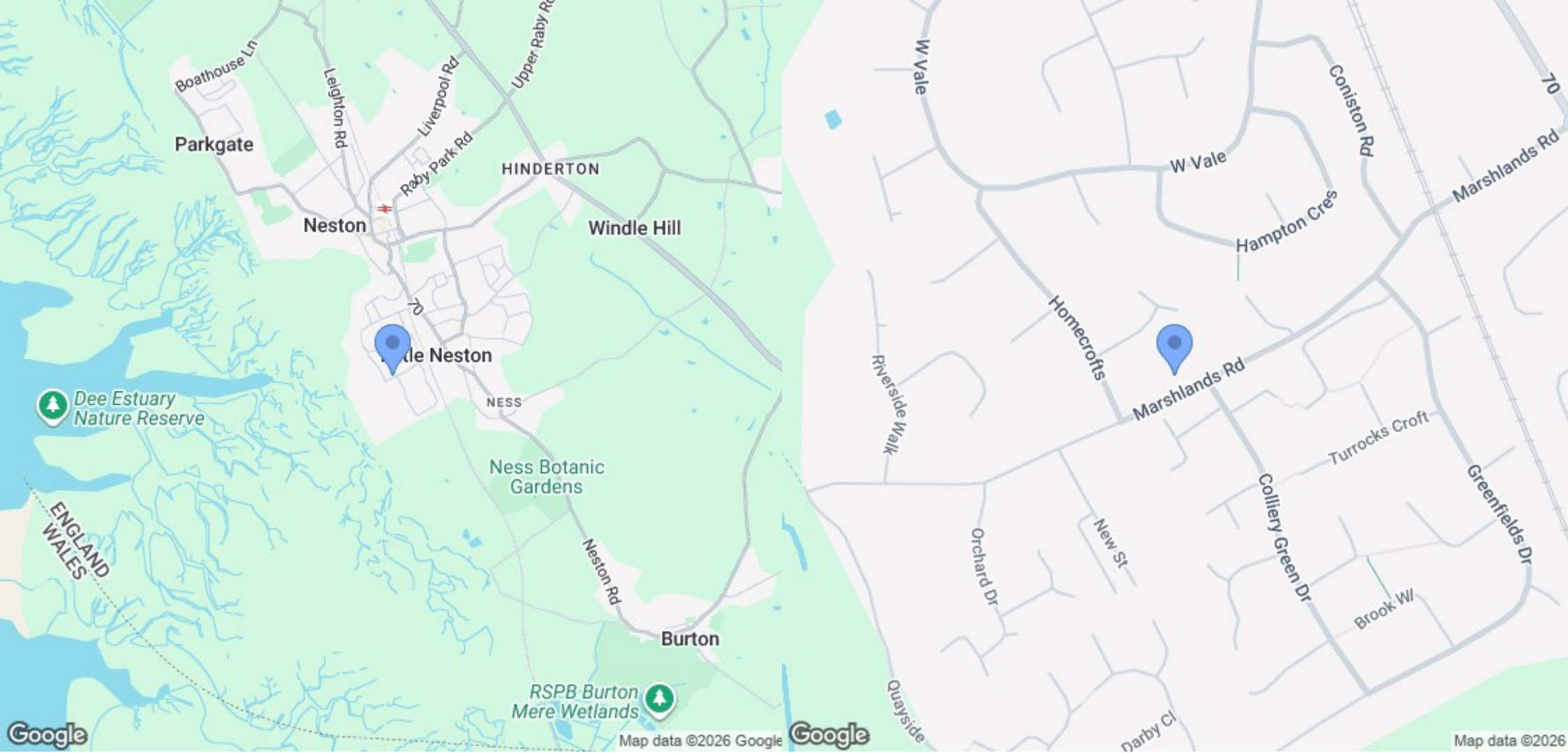


### First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 86.6 sq. metres (931.7 sq. feet)  
**52 Marshlands Road, Little Neston, NESTON**



Location Map

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