



**Constables**  
SALES & LETTINGS

Warwick Close , Neston

£240,000



Constables are delighted to offer to the market this attractive two bedroom detached bungalow, occupying a pleasant position within the ever-popular Warwick Close. Offering spacious accommodation, excellent outside space and a peaceful setting. Some updating is required but the property can be lived in and modernised over time.

The accommodation briefly comprises; welcoming entrance hallway, generous lounge filled with natural light, fitted kitchen, two well-proportioned bedrooms and a family bathroom. The property has been lovingly maintained throughout and benefits from gas central heating, double glazing and useful built-in storage.

To the front, the property enjoys a neat lawned garden, a substantial driveway providing off-road parking for multiple vehicles and access to the detached garage. A gated pathway leads through to the rear garden.

The rear garden offers an excellent degree of privacy and has been thoughtfully landscaped with a well-kept lawn, established planting, mature trees and a paved patio, creating a fantastic space to relax or entertain.

Warwick Close remains one of the area's most desirable residential locations, offering a quiet environment whilst being conveniently positioned for local shops, excellent transport connections and well-regarded schools.

Properties of this nature are always in strong demand, and an early inspection is highly recommended.



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- Two Bedroom Detached Bungalow
- Ready to move straight into
- Sought after cul-de-sac location
- Spacious Lounge
- Double Glazed Throughout
- No Onward Chain

### Entrance Hall

7'10" x 5'8" (2.39m x 1.73m)

### Kitchen

7'10" x 7'8" (2.39m x 2.36m)

### Living Room

17'1" x 11'10" (5.23m x 3.63m)

### Master Bedroom

12'7" x 10'11" (3.84m x 3.35m)

### Second Bedroom

9'10" x 7'10" (3.00m x 2.41m)

### Bathroom

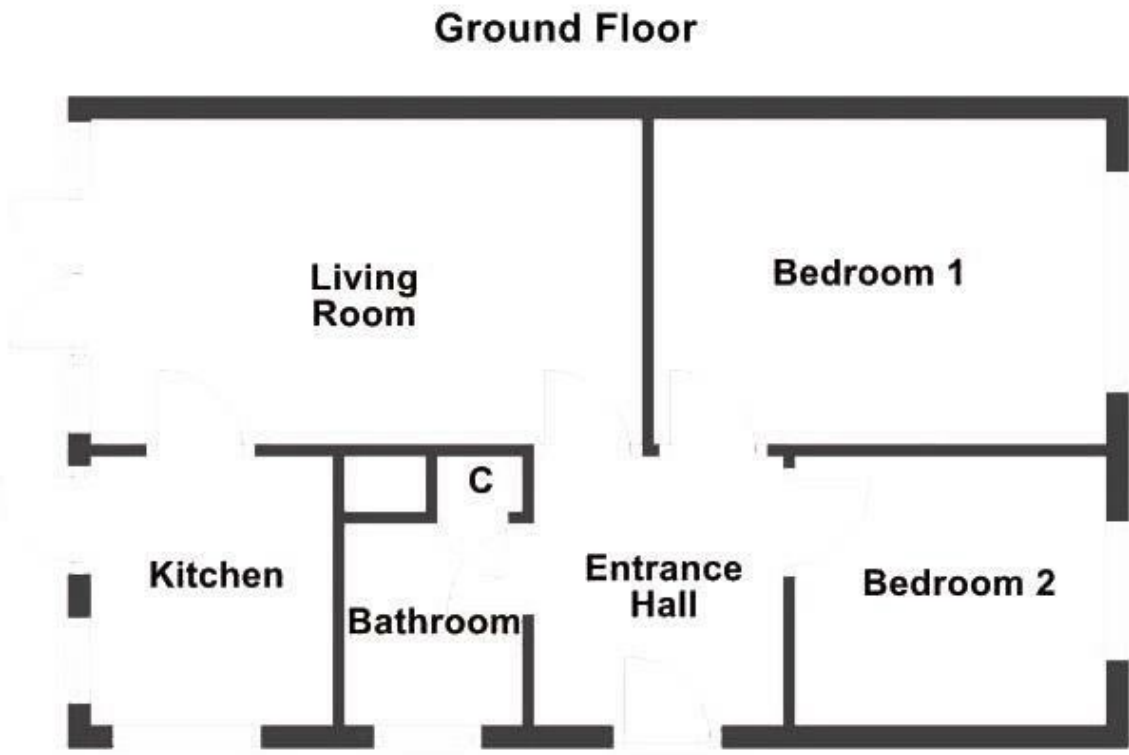
6'3" x 5'10" (1.91m x 1.80m)

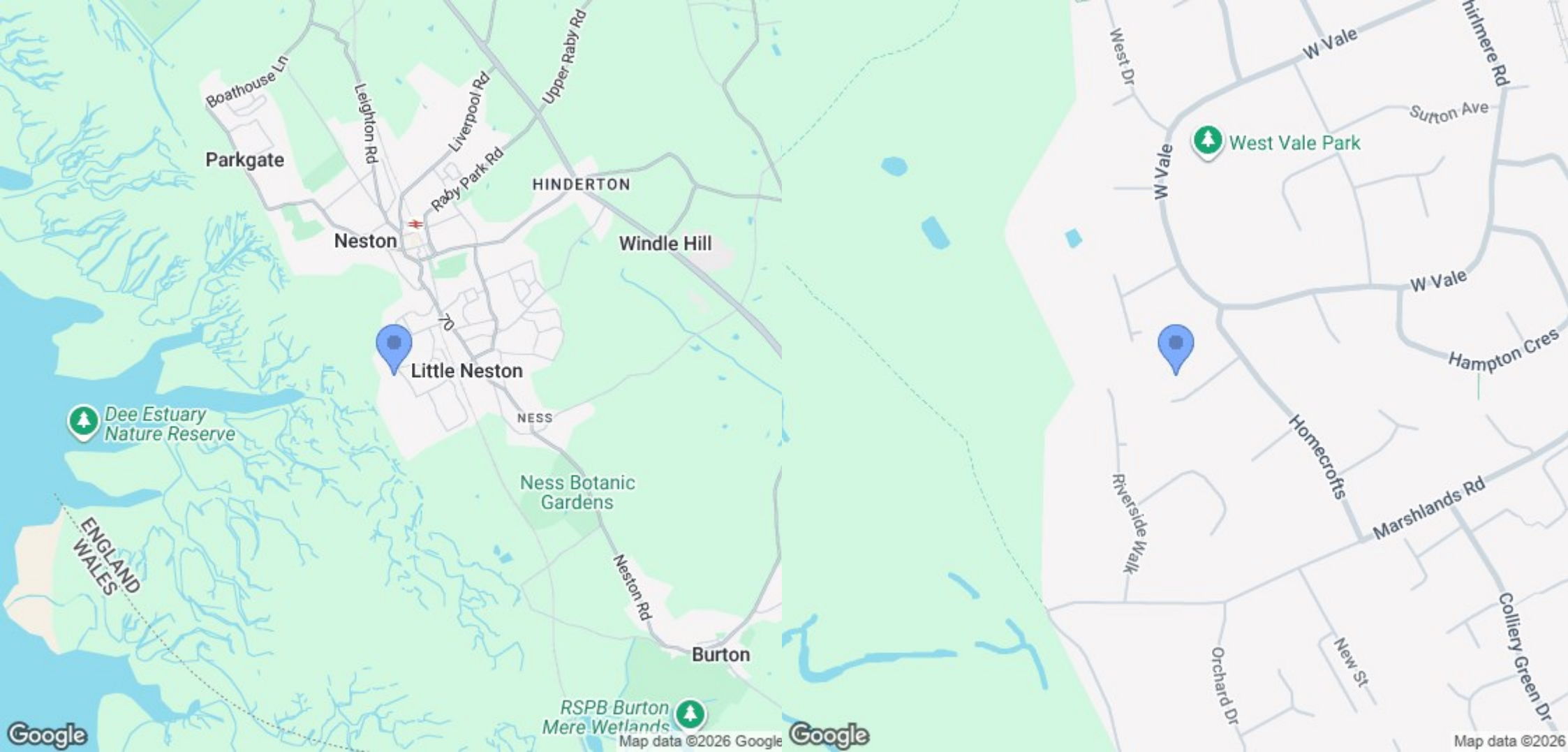




# EPC & Floor Plan

| Energy Efficiency Rating                    |               |                                                                                                              |
|---------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                    |
| Very energy efficient - lower running costs |               |                                                                                                              |
| (92 plus) A                                 | <div>69</div> | <div>87</div>                                                                                                |
| (81-91) B                                   |               |                                                                                                              |
| (69-80) C                                   |               |                                                                                                              |
| (55-68) D                                   |               |                                                                                                              |
| (39-54) E                                   |               |                                                                                                              |
| (21-38) F                                   |               |                                                                                                              |
| (1-20) G                                    |               |                                                                                                              |
| Not energy efficient - higher running costs |               |                                                                                                              |
| England & Wales                             |               | EU Directive<br>2002/91/EC  |





## Location Map

# Constables

S A L E S   &   L E T T I N G S

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