




**Constables**  
SALES & LETTINGS

Burton Road

Little Neston, Neston

£310,000



A modern semi-detached bungalow located in a popular area of Neston, a short distance from the town centre. The property has been fully-renovated in recent years and is finished to an excellent standard throughout. The accommodation comprises, entrance hallway with built in storage cupboard. An impressive open plan living space incorporating the lounge, dining area and kitchen. The kitchen is well-appointed with an excellent range of units, space for oven, fridge-freezer and dishwasher. Off the kitchen is a useful utility room with access to the rear garden. The property has two double bedrooms and a single third bedroom which is currently used as a dressing room. The accommodation is completed with a stylish shower room.

The property occupies a good sized plot. At the rear is a private garden with lawn and patio area. At the front a driveway provides off road parking.

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



# Constables

SALES & LETTINGS

- Recently Refurbished Semi-Detached Bungalow
- Modern Kitchen & Shower Room
- Close to Town Centre
- Three Bedrooms
- Good -sized & Private Rear Garden
- Fully Boarded Loft with Easy Access for Storage
- Open Plan Living Space
- Off Road Parking
- No Onward Chain

## Hallway

### Open Plan Living Space

29.3" max including kitchen x 11'8" max (8.84m.0.91m max including kitchen x 3.56m max)

## Kitchen

### Utility Room

### Bedroom One

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

### Bedroom Two

10'5" x 8'11" (3.18m x 2.72m)

### Bedroom Three

10'5" x 5'10" (3.18m x 1.78m)


### Shower Room

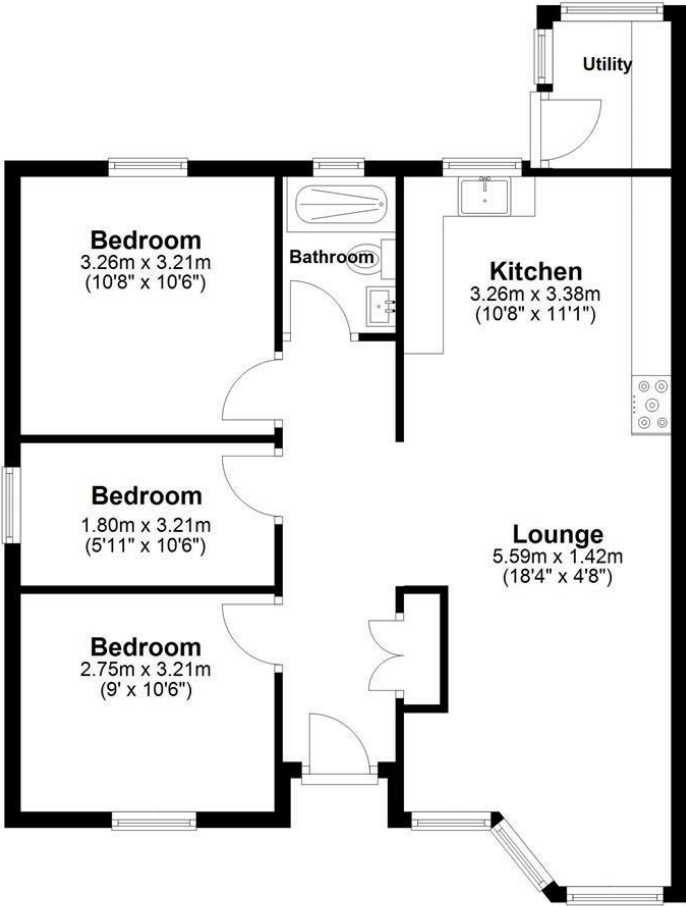
6'5" x 4'9" (1.96m x 1.45m)

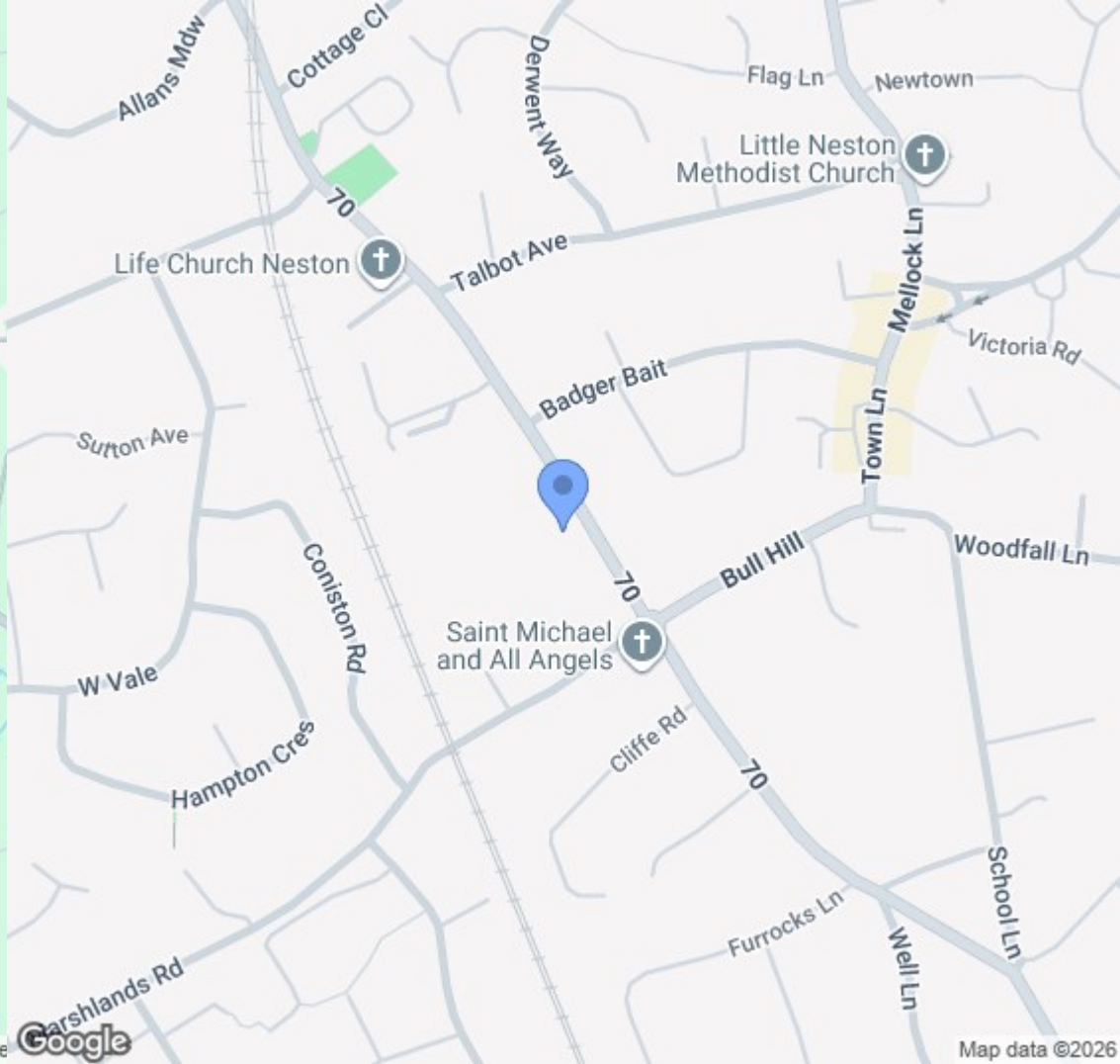
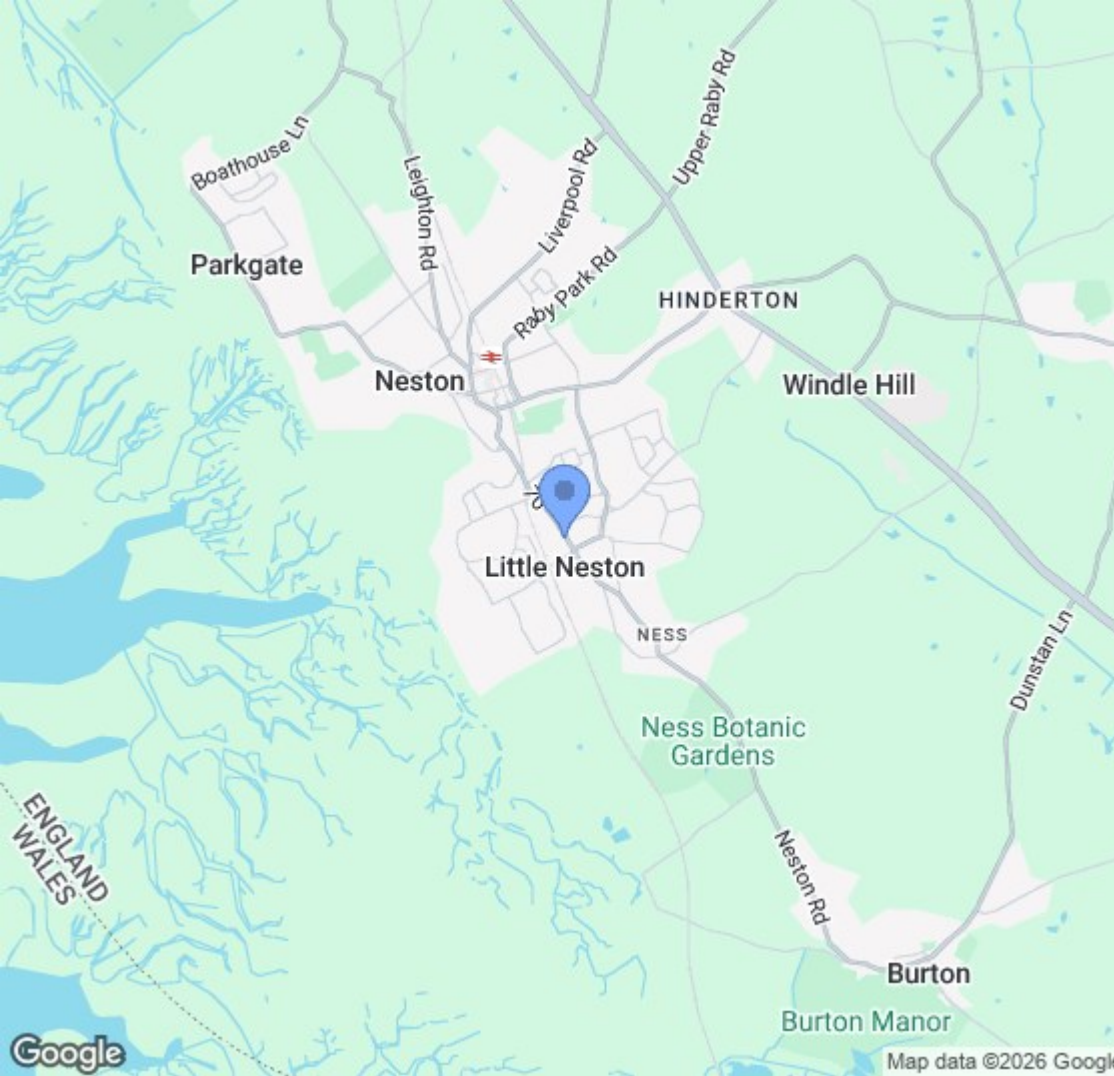




# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	





Location Map

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S A L E S   &   L E T T I N G S

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