



Constables
SALES & LETTINGS

West Vale

, Neston

£335,000



A superb family home offering significantly more space than first impressions suggest. This extended four-bedroom semi-detached property combines generous living accommodation with a bright, contemporary interior and an excellent rear garden, making it particularly well suited to a growing family.

The property is approached via a spacious driveway providing ample off-road parking, with an attractive and well-established frontage.

Inside, the accommodation has been thoughtfully extended to create a fantastic amount of ground-floor living space. The comfortable front lounge provides a welcoming place to relax, with a feature fireplace and plenty of natural light.

The real heart of the home is the impressive open-plan kitchen, dining and family area to the rear. The modern fitted kitchen offers excellent storage and preparation space, while the extension beyond creates a wonderfully bright and versatile living area. Extensive glazing and roof panels flood the room with natural light, with views and direct access onto the rear garden. There is ample room here for both dining and relaxed family seating, creating a sociable space that works brilliantly for everyday family life and entertaining.

The property offers four bedrooms, including a generous principal bedroom alongside three further rooms providing plenty of flexibility for children, guests or home working. The accommodation is completed by a stylish modern family bathroom, finished with contemporary tiling and a three-piece suite.

Outside, the substantial rear garden is another real highlight. Designed with families in mind, there is a large lawn, paved seating areas and plenty of room for children to play or for summer entertaining. A useful timber outbuilding provides additional storage.

- Extended four-bedroom family home
- Modern fitted kitchen
- Deceptively spacious throughout
- Large private rear garden
- Superb open-plan living space
- Ample off-road parking

Entrance Porch

Living Room

17'7 x 14'1 (5.36m x 4.29m)

Kitchen / Diner / Sun Room

9'4 x 22'11 (2.84m x 6.99m)

Play Room

10'8 x 7'1 (3.25m x 2.16m)

W/C

First Floor

Master Bedroom

10'8 x 14'1 (3.25m x 4.29m)

Second Bedroom

9'10 x 11'5 (3.00m x 3.48m)

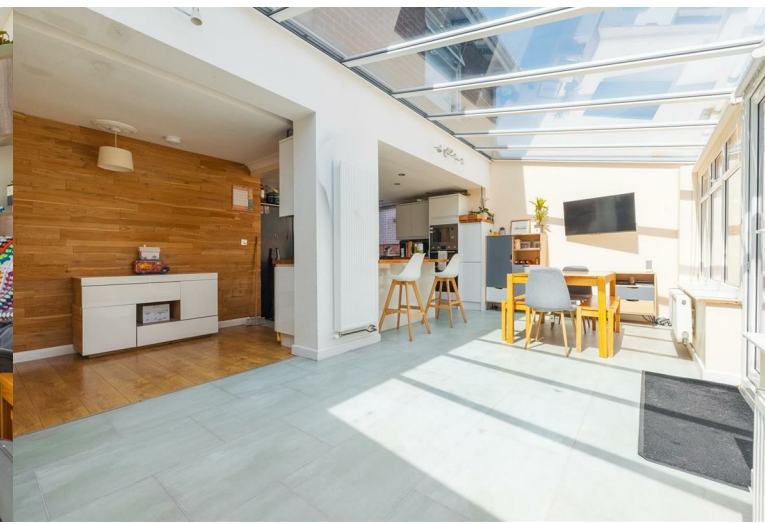
Third Bedroom

7'5 x 11'5 (2.26m x 3.48m)

Fourth Bedroom

9'1 x 8'11 (2.77m x 2.72m)

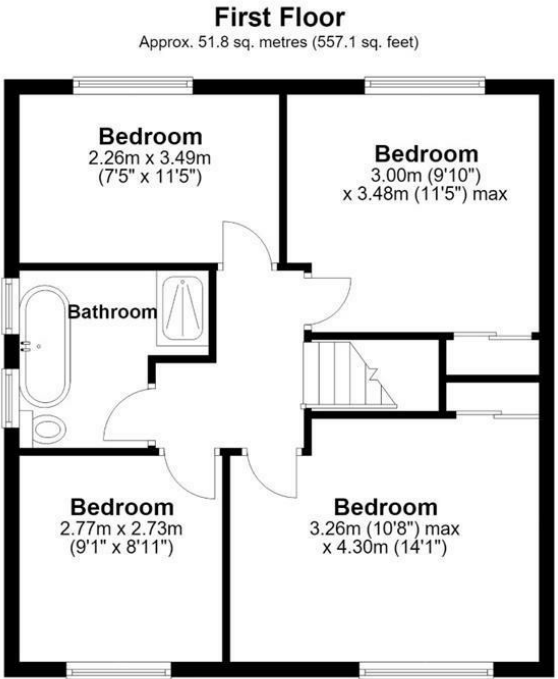
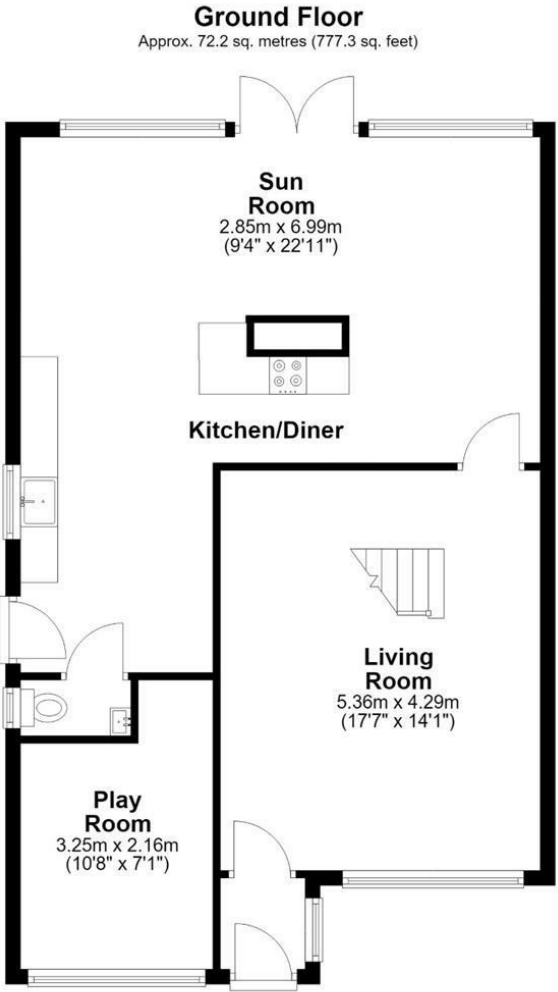
Family Bathroom



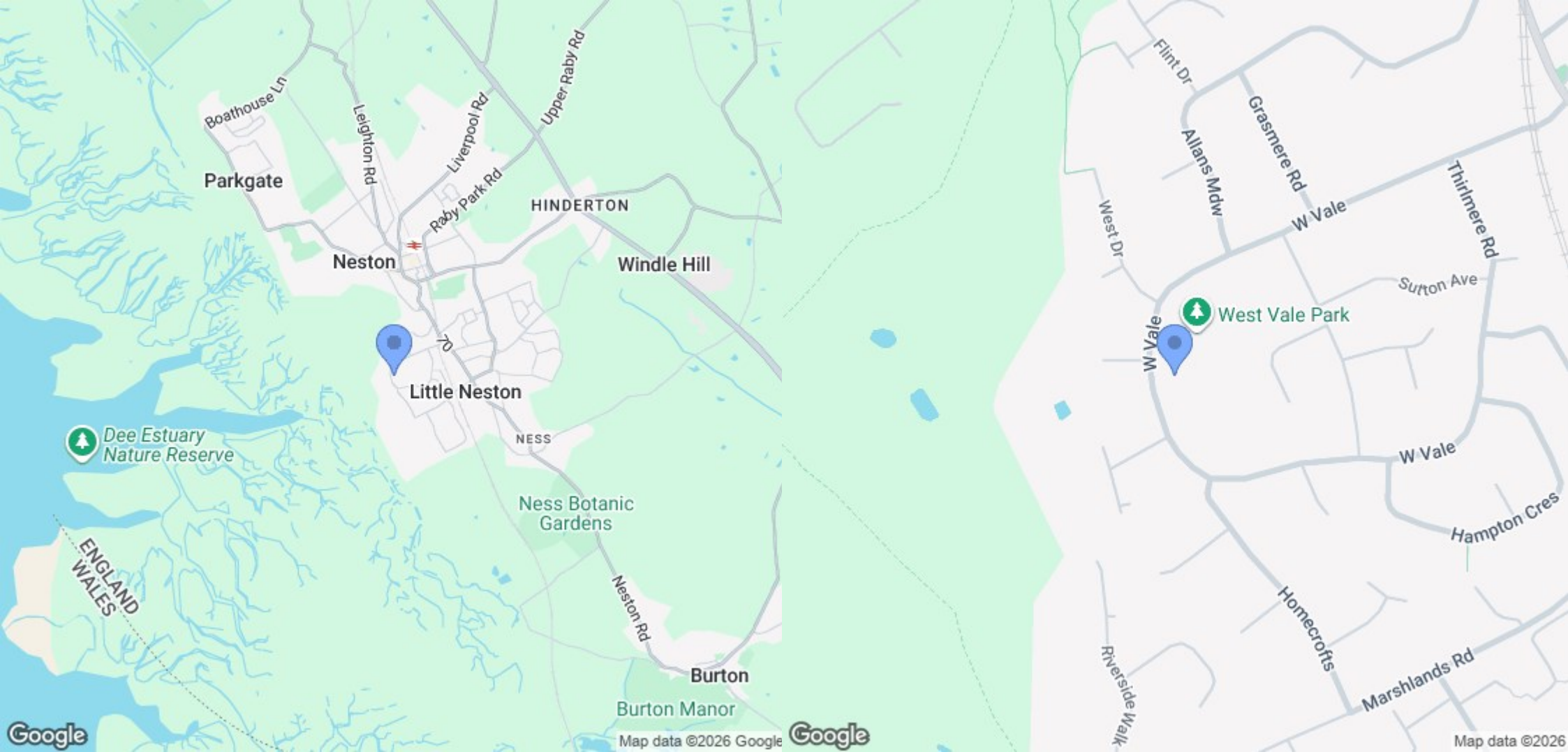


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 2002/91/EC	



Total area: approx. 124.0 sq. metres (1334.5 sq. feet)
73 West Vale, NESTON



Location Map

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