




**Constables**  
SALES & LETTINGS

Chester High RoadNeston

£1,300 Per Month





Constables is delighted to offer to let, this impressive townhouse that forms part of a carefully renovated and enlarged country residence all set in approximately seven acres of beautifully kept lawned gardens, fields and woodlands. The development is approached via a private tree lined driveway through electric gates. The development incorporates a mix of apartments and mews town houses.

The accommodation is unfurnished and offers flexible living options and comprises on the ground floor, an entrance hall and cloakroom, lounge-diner, and kitchen with an integrated oven, hob, and dishwasher. On the first floor there is the main bedroom with en-suite, a smaller fourth bedroom and family bathroom. On the second floor is bedroom two and three.

Externally there is a private paved patio leading to a lawned area and extensive communal grounds. There is allocated parking and visitor parking.





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- Impressive Four Bedroom Town House
- Two Bathrooms & W.C.
- Well-Presented Throughout
- Council Tax Band: D
- Set in Gated Development in 7 Acres of Established Grounds
- Private Garden Area
- Unfurnished
- Kitchen & Lounge-Diner
- Allocated Parking
- Available Immediately.

### Entrance Hallway

### Cloakroom

### Kitchen

10'52" x 5'10" (3.05m x 1.78m)

### Lounge/Diner

13'1" x 13'9" max (3.99m x 4.19m max)

### First Floor Landing

### Bedroom One

9'1" x 13'1" (2.77m x 3.99m)

### En-Suite

### Bedroom Four

9'5" x 6'8" (2.87m x 2.03m)

### Bathroom

5'10" x 5'11" (1.78m x 1.80m)

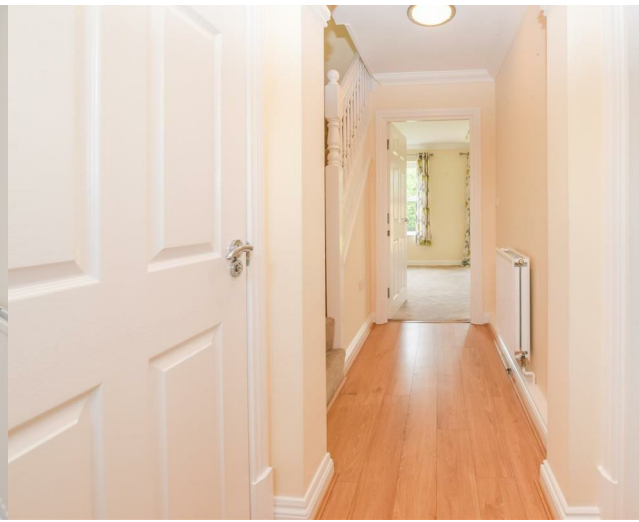
### Second Floor Landing

### Bedroom Two

13' x 9'10" (3.96m x 3.00m)

### Bedroom Three


13'12" x 11'9" (3.96m x 3.58m)

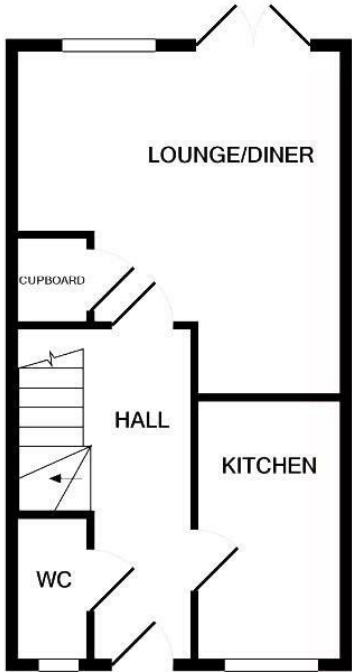




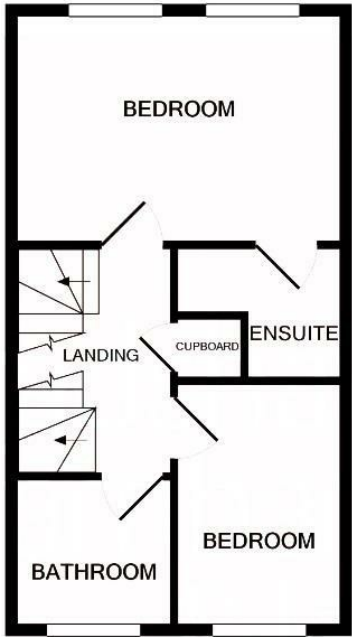


# EPC & Floor Plan

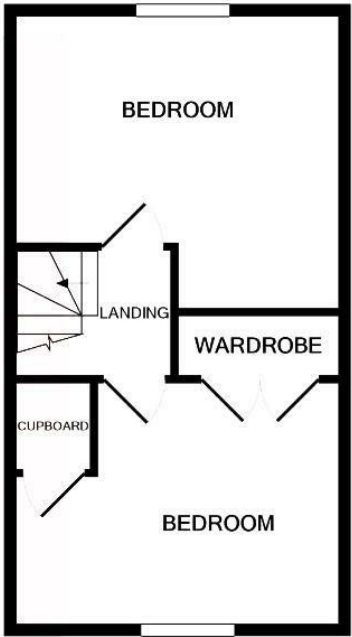
| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 | 76      | 89  |
| (81-91) B                                   |         |   |
| (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  |



GROUND FLOOR

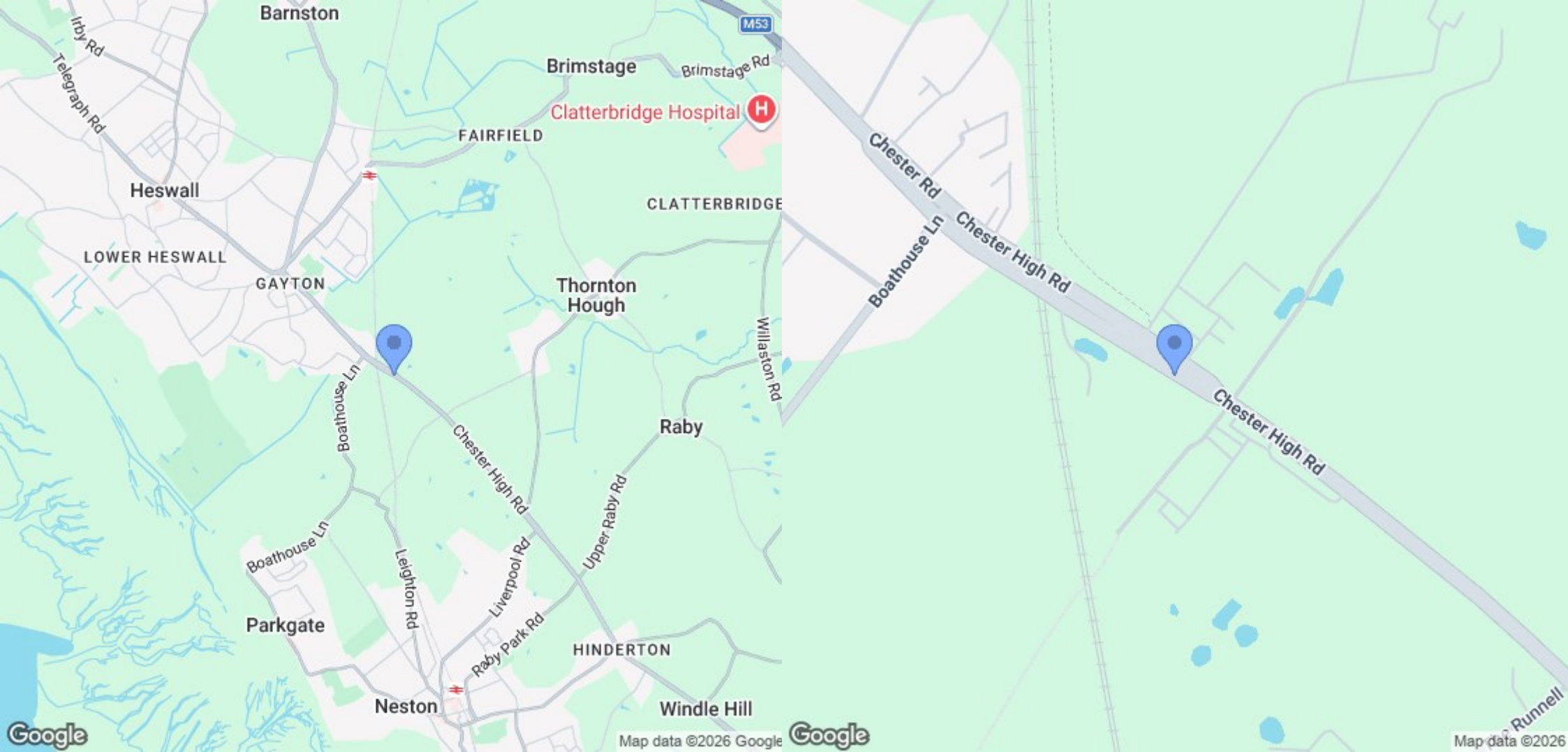


1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only



Location Map

# Constables

S A L E S   &   L E T T I N G S

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