



Constables
SALES & LETTINGS

Talbot Avenue

Little Neston, Neston

£240,000

The image is a composite of two photographs. The left photograph shows a semi-detached brick house with a grey tiled roof and a prominent chimney. The right photograph shows a large, paved garden area with a wooden fence in the background. In the foreground of the right photo, there is a patio set consisting of a square table and four chairs. The garden is bordered by a wooden fence, and there are some plants and a small stone structure in the background.

Constables is delighted to offer for sale this traditional semi-detached property located in a popular area of Little Neston, close to shops and amenities. The property occupied a good sized plot and has been improved in recent years with the replacement of the roof and installation of loft insulation.

The accommodation comprises; hallway, lounge-dining room, kitchen, pantry, rear hallway and W.C. On the first floor there are three bedrooms and a shower room.

Externally a driveway provides off road parking and at the rear and side is large garden with lawn, patio and timber shed.

Early viewing is highly recommended.



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- Traditional Semi-Detached Property
- Large Garden
- Off Road Parking
- Three Bedrooms
- Lounge-Dining Room
- Close to Little Neston Village & Neston Town Centre
- Early Viewing Recommended

Hallway

Lounge-Dining Room

12'9" x 15'9" (3.89m x 4.82m)

Kitchen

7'6" x 10'0" (2.31m x 3.05m)

Rear Hallway

W.C.

Landing

Bedroom One

12'3" x 11'6" (3.75m x 3.53m)

Bedroom Two

8'0" x 6'6" (2.45m x 2.00m)

Bedroom Three

8'8" x 7'1" (2.65m x 2.18m)

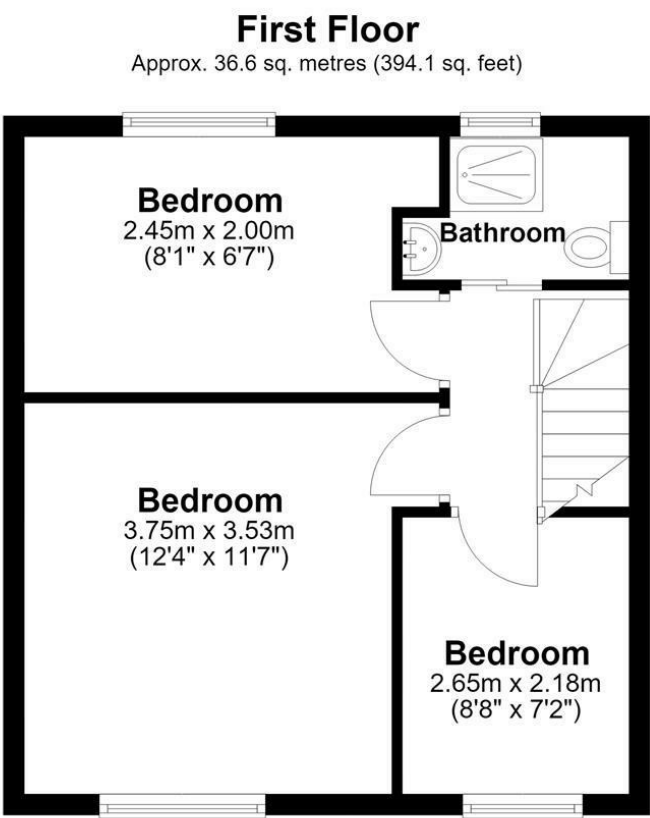
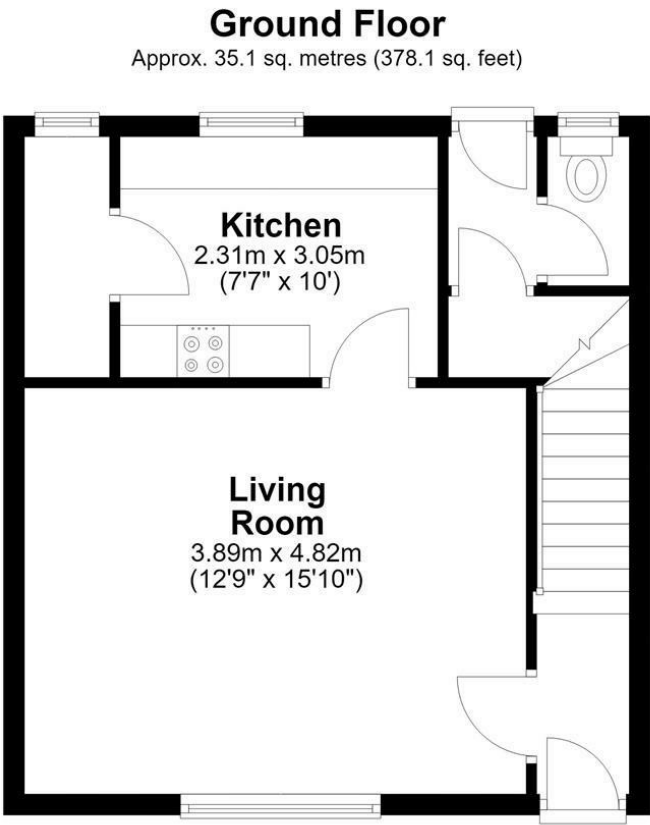
Shower Room



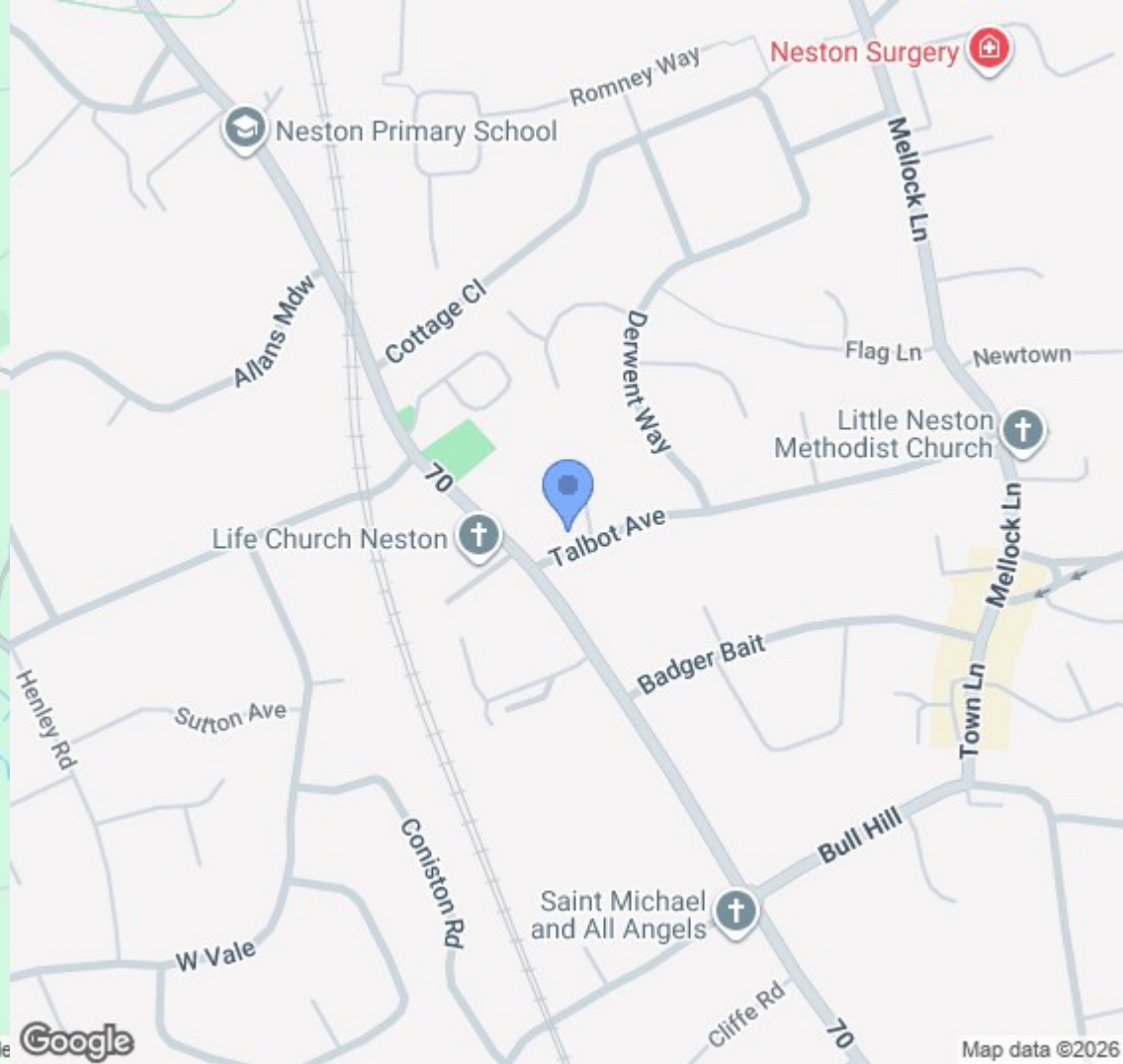
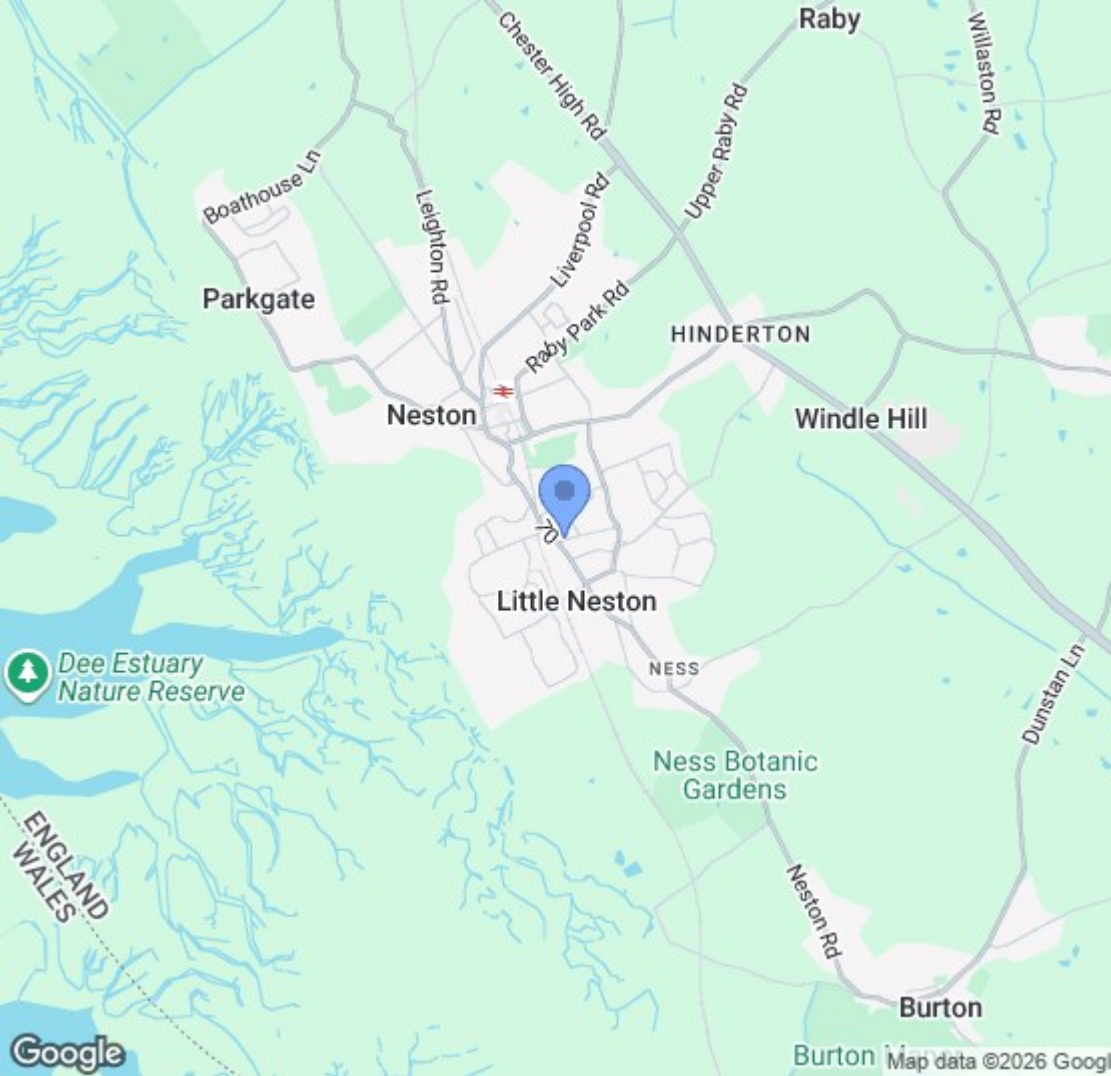


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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. 71.7 sq. metres (772.2 sq. feet)
1 Tabolt Avenue, Little Neston, NESTON



Location Map

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S A L E S & L E T T I N G S

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