



Constables
SALES & LETTINGS

The Priory

Neston, Neston

£350,000



A beautifully presented three-bedroom semi-detached home, occupying a generous plot in a popular and established part of Neston. Having been considerably improved and modernised, 32 The Priory combines bright, well-proportioned accommodation with an impressive kitchen, plenty of parking and a particularly good-sized rear garden.

The property opens into a welcoming entrance hall with stairs rising to the first floor. To the front is a spacious bay-fronted lounge, a comfortable and characterful room centred around a log-burning stove.

To the rear, the house has been transformed by a stylish modern kitchen and dining space. Finished with contemporary cabinetry, extensive work surfaces and integrated dishwasher and washing machine, the kitchen provides plenty of storage and preparation space while remaining open to the dining area. Large glazed doors overlook and open onto the garden. A W/C completes the ground floor accommodation.

Upstairs are three well-proportioned bedrooms. The principal bedroom is a generous double with fitted wardrobes, while the second bedroom also comfortably accommodates a double bed. The third is a useful and versatile room, equally suited as a child's bedroom, guest room or home office. A smart, modern three-piece bathroom completes the first-floor accommodation.

Outside, the frontage provides excellent off-road parking alongside an established front garden. To the rear is a substantial, sunny garden with lawn, seating areas and mature trees beyond, offering a good degree of privacy and plenty of space for entertaining, children or further landscaping.

The Priory is conveniently positioned for Neston town centre and its excellent range of shops, cafés and amenities, while Parkgate and the Wirral countryside are also within easy reach. A smart, practical and very well-presented home that should appeal equally to first-time buyers, couples and growing families.



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- Well-appointed three-bedroom semi-detached home
- Contemporary three-piece bathroom
- Impressive modern kitchen/dining room
- Sunny, private rear garden
- Spacious bay-fronted lounge with log-burning stove
- Excellent off-road parking

Entrance Hall

Lounge

16'9 x 11'6 (5.11m x 3.51m)

Dining / Kitchen

18'7 x 8'8 (5.66m x 2.64m)

W/C

First Floor

Master Bedroom

13'4 x 10'4 (4.06m x 3.15m)

Second Bedroom

10'3 x 9'9 (3.12m x 2.97m)

Third Bedroom

8'0 x 7'4 (2.44m x 2.24m)

Bathroom

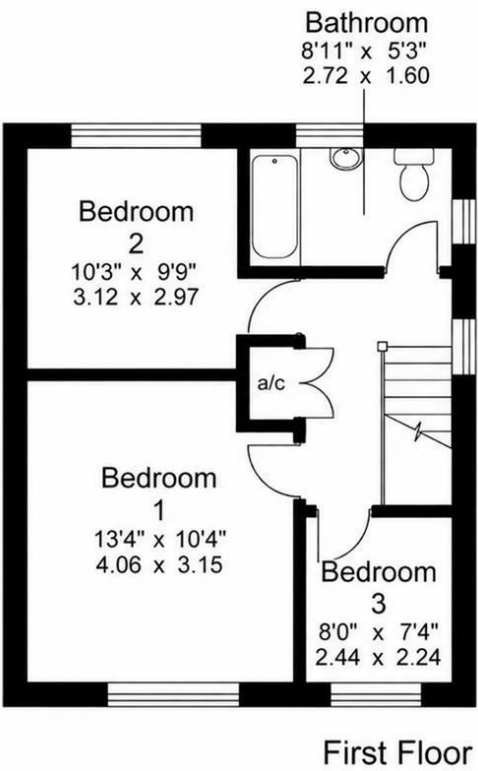
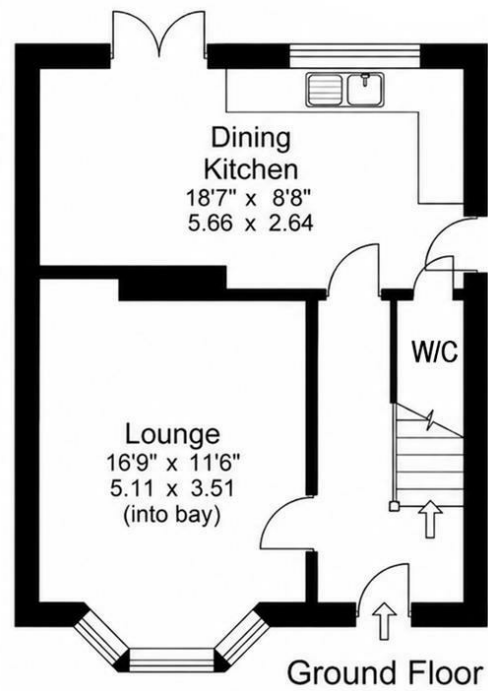
8'11 x 5'3 (2.72m x 1.60m)

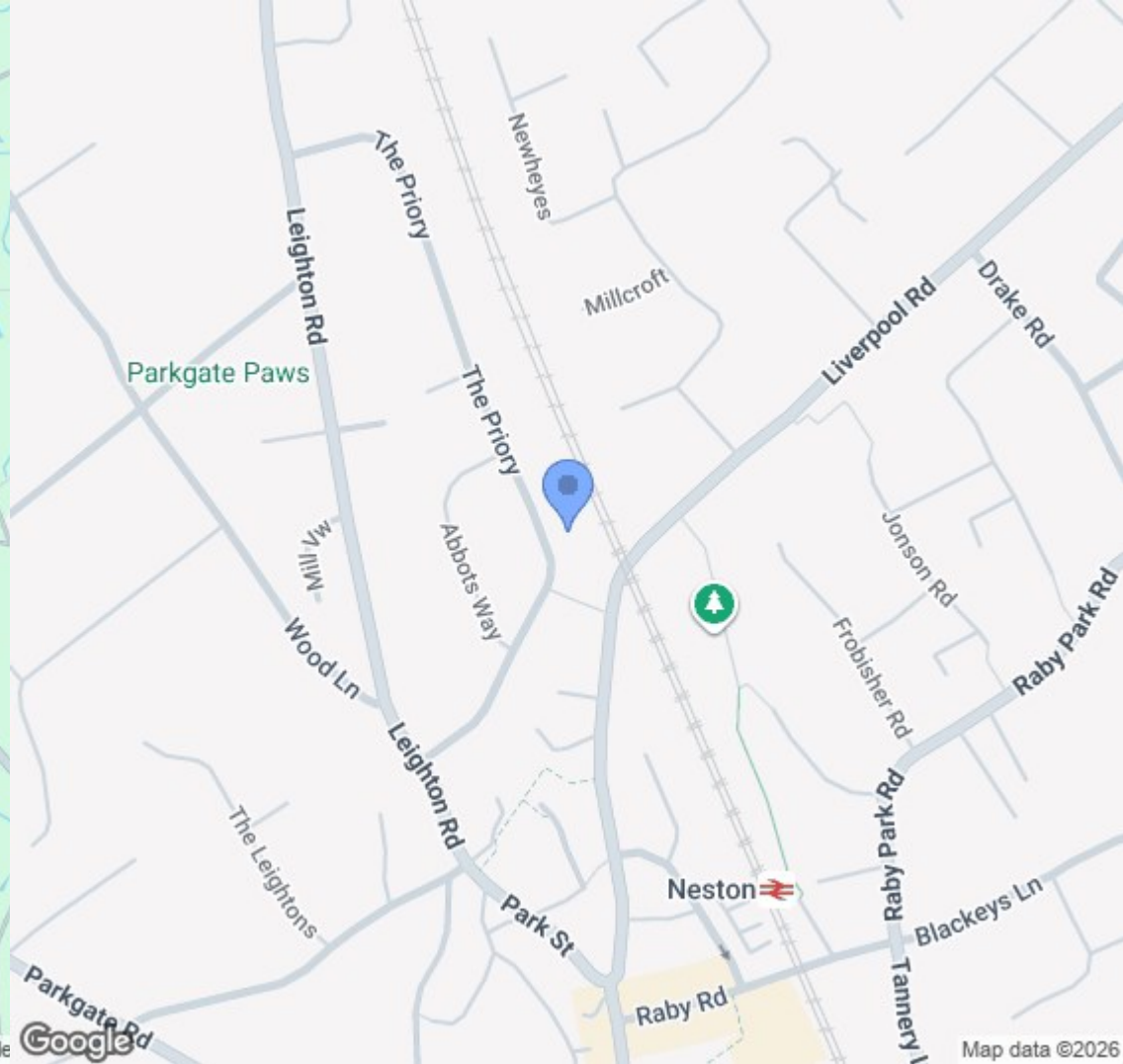
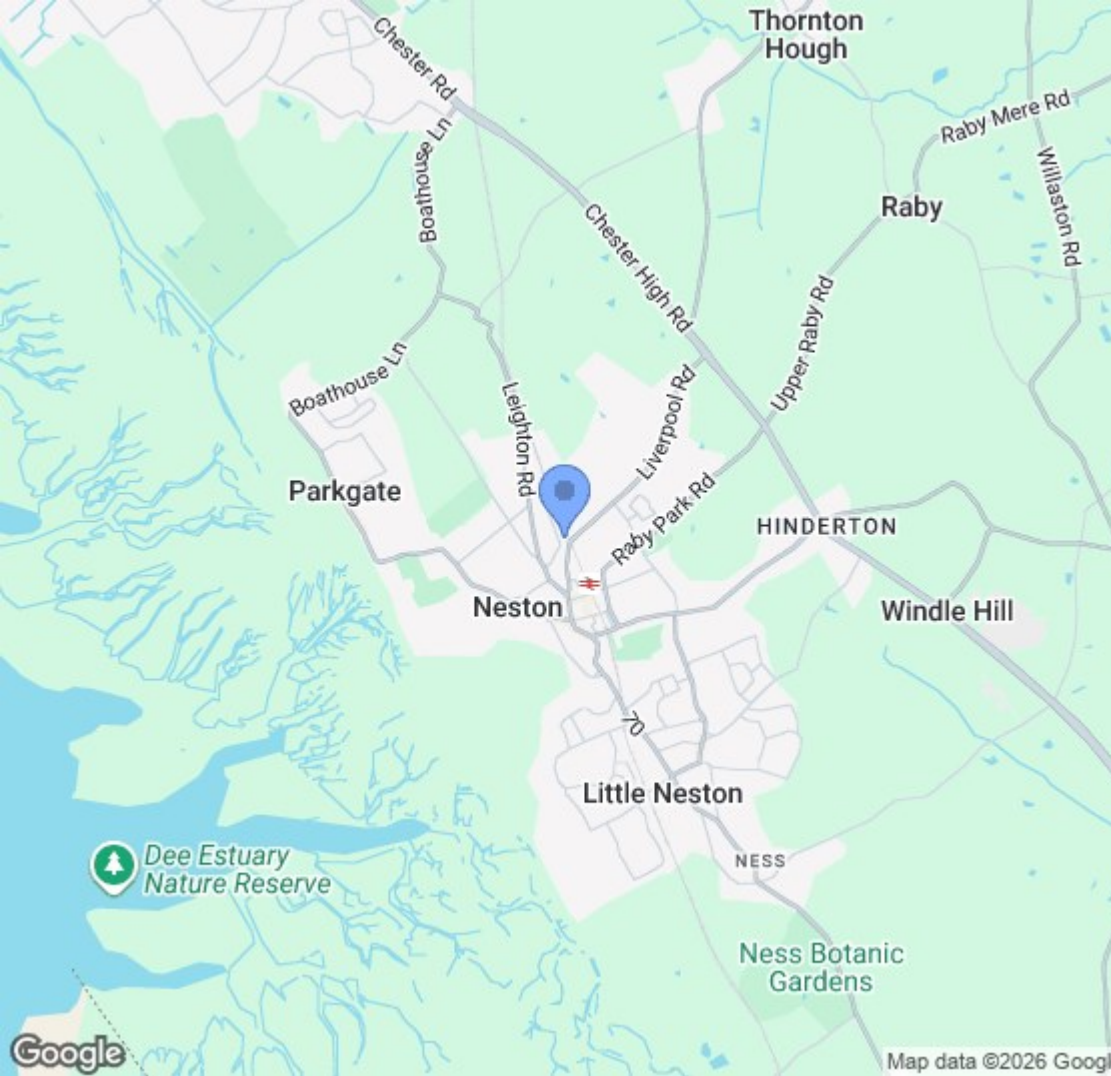




EPC & Floor Plan

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	





Location Map

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