



Constables
SALES & LETTINGS

Badger Bait

Little Neston, Neston

£192,000



A fantastic opportunity to purchase a period sandstone cottage in the much sought after area of Little Neston, in Cheshire.

The property provides deceptively spacious accommodation. The accommodation comprises; entrance porch, a large open plan lounge-dining room with exposed beams and a sandstone fireplace with a log burning stove. Off the lounge is a well-appointed kitchen with solid wood units. The ground floor is completed with a ground floor bathroom. On the first floor there are two good-sized bedrooms. The main bedroom has built in wardrobes and the second bedroom has a built in storage cupboard.

Outside there is an enclosed courtyard style garden. Parking is on-street.

The property is conveniently located close to Little Neston village which has a selection of shops and a village pub and the property is also close to Neston town centre which has more comprehensive amenities including supermarkets, restaurants and cafes.

The property is offered for sale with no onward chain and early viewing is essential.



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SALES & LETTINGS

- Sandstone Cottage
- Open Plan Lounge-Dining Room with Log Burner
- Sought after Little Neston Location
- Mid-Terraced
- Ground Floor Bathroom
- No Onward Chain
- Two Bedrooms
- Enclosed Courtyard Garden

Porch

Lounge/Dining Room

19'8" x 11'7" (5.99m x 3.53m)

Kitchen

14'6" x 5 (4.42m x 1.52m)

Bathroom

8'3" x 3'11" (2.51m x 1.19m)

Bedroom One

8'7" x 7'4" (2.62m x 2.24m)

Bedroom Two

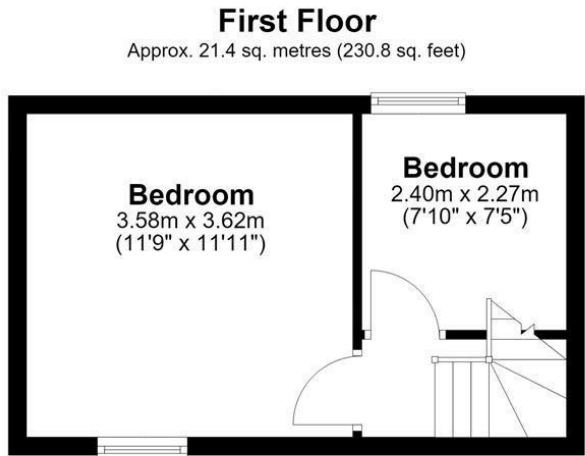
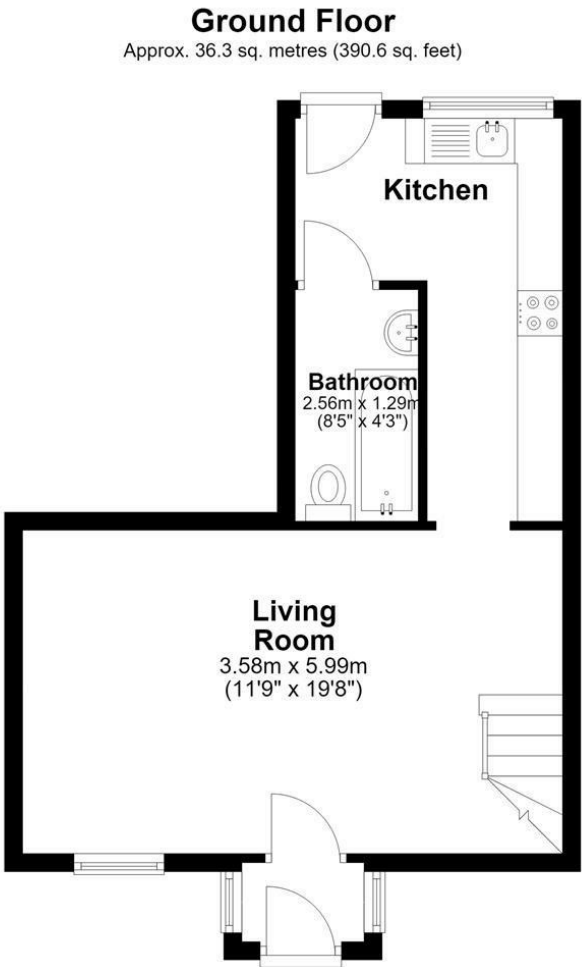
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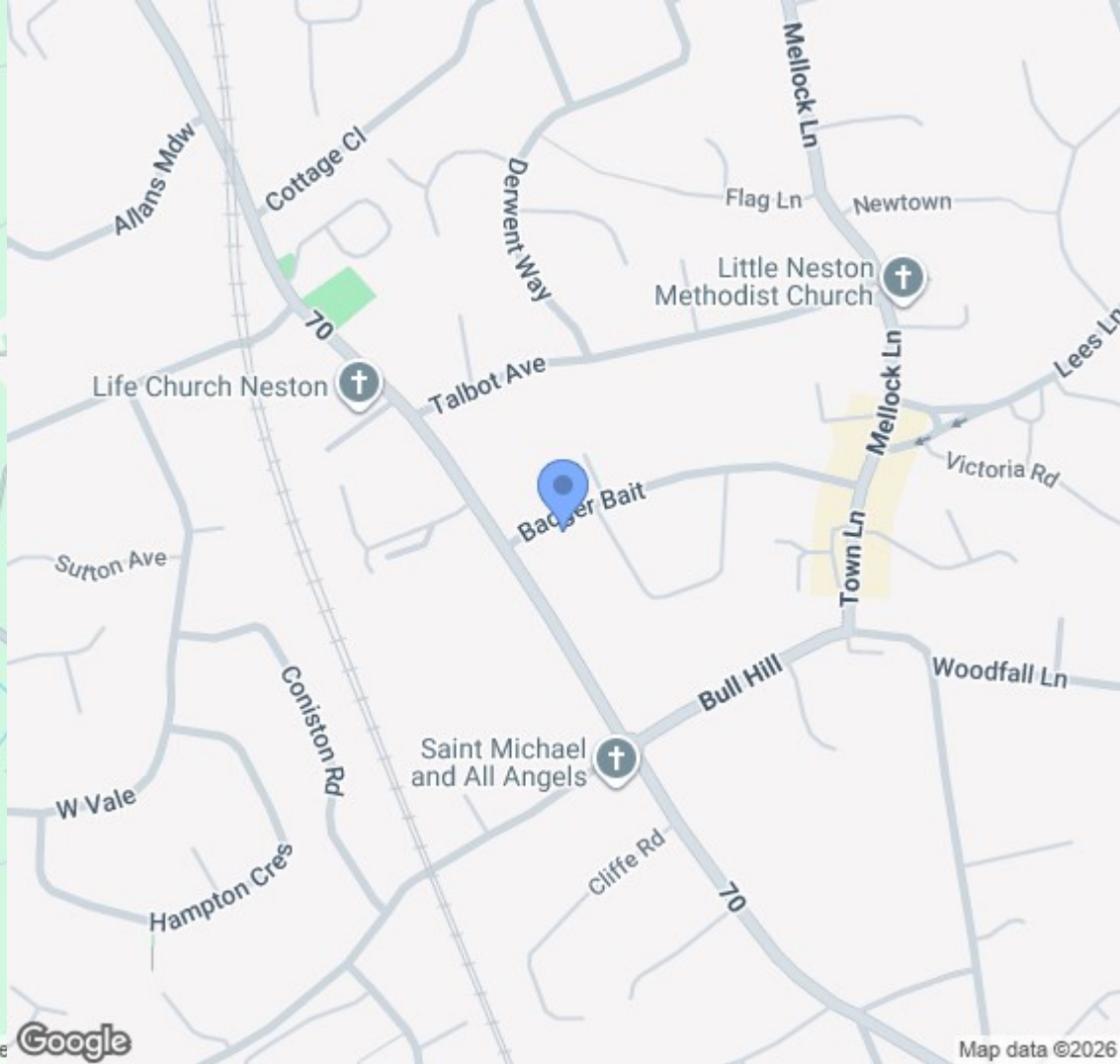
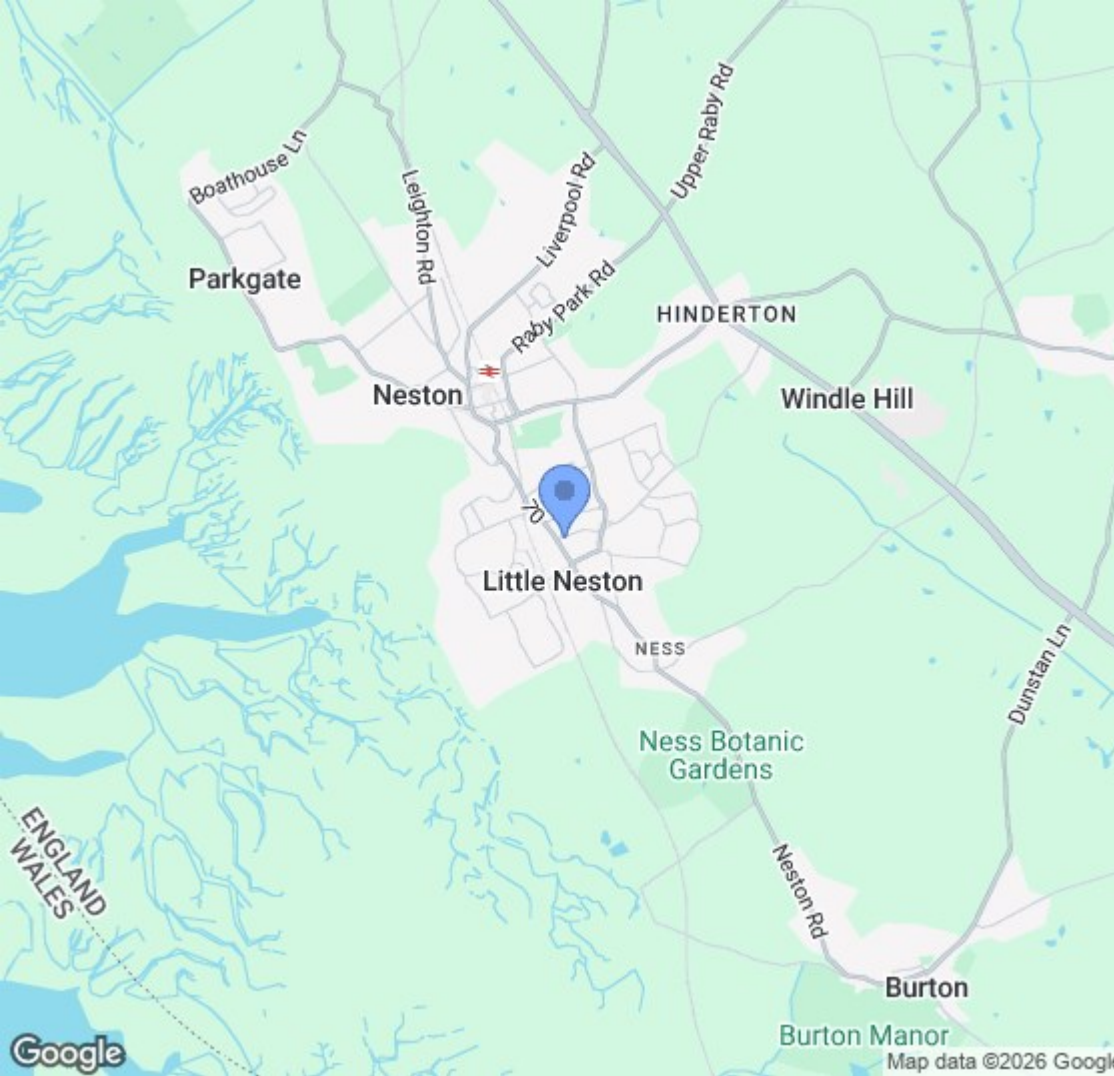


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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. 57.7 sq. metres (621.5 sq. feet)
9 Badger Baite, 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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