



**Constables**  
SALES & LETTINGS

The Priory

, Neston

£260,000

82 THE PRIORY, NESTON, CHESHIRE, CH64 3ST.

We are acting in the sale of the above property and have received an offer of \$257,750 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Constables are delighted to offer for sale this three-bedroom semi-detached bungalow, located in the quiet and desirable Priory development just off Leighton Road. Offered with no onward chain, it's an ideal opportunity for those looking for a smooth and speedy move.

The property sits on a manageable plot with off-road parking, a garage, and an attractive enclosed garden. Neston town centre is within easy reach, providing a fantastic selection of shops, cafes and well-regarded schools.

On entering the home, you are welcomed into a porch which leads into the hallway. From here there are two double bedrooms to the front, followed by a spacious living room overlooking the garden and opening through to the conservatory. The kitchen is positioned to the left with good storage and French doors to the outside, and there is also a family bathroom completing the ground floor.

The first floor features a versatile dormer room which could serve as a third bedroom, study or playroom. There is also loft space with Velux window offering potential for conversion to an ensuite or dressing room, subject to the relevant consents.

A well-kept property with great potential—perfect for downsizers or anyone seeking a relaxed location close to town amenities. Early viewing is recommended.

PUBLIC NOTICE





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- Three Bedroom Semi Detached
- Sought After Location
- Dorma Bungalow
- Close to Local Ameneties
- Detached Garage
- Sold with No Onward chain

## Entrance Hall

## Lounge

13'1" x 11'9" (4.00 x 3.60)

## Kitchen

11'5" x 10'2" (3.50 x 3.10)

## Conservatory

12'9" x 9'10" (3.9 x 3.00)

## Second Bedroom

13'9" x 10'10" (4.19m x 3.30m)

## Third Bedroom

14'1" x 9'2" (4.29m x 2.79m)

## First Floor

## Master Bedroom

14'5" x 9'6" (4.39m x 2.90m)

## Dressing Room

12'6" x 10'2" (3.81m x 3.10m)

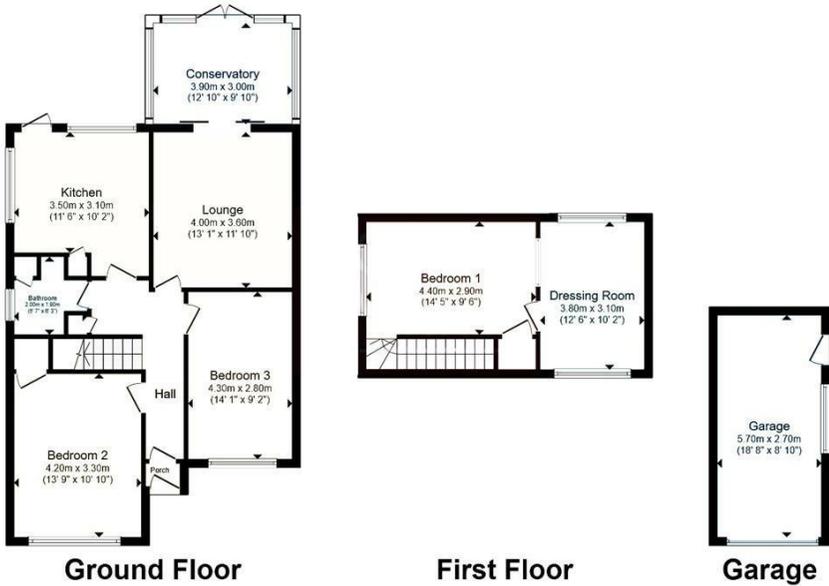
## Garage



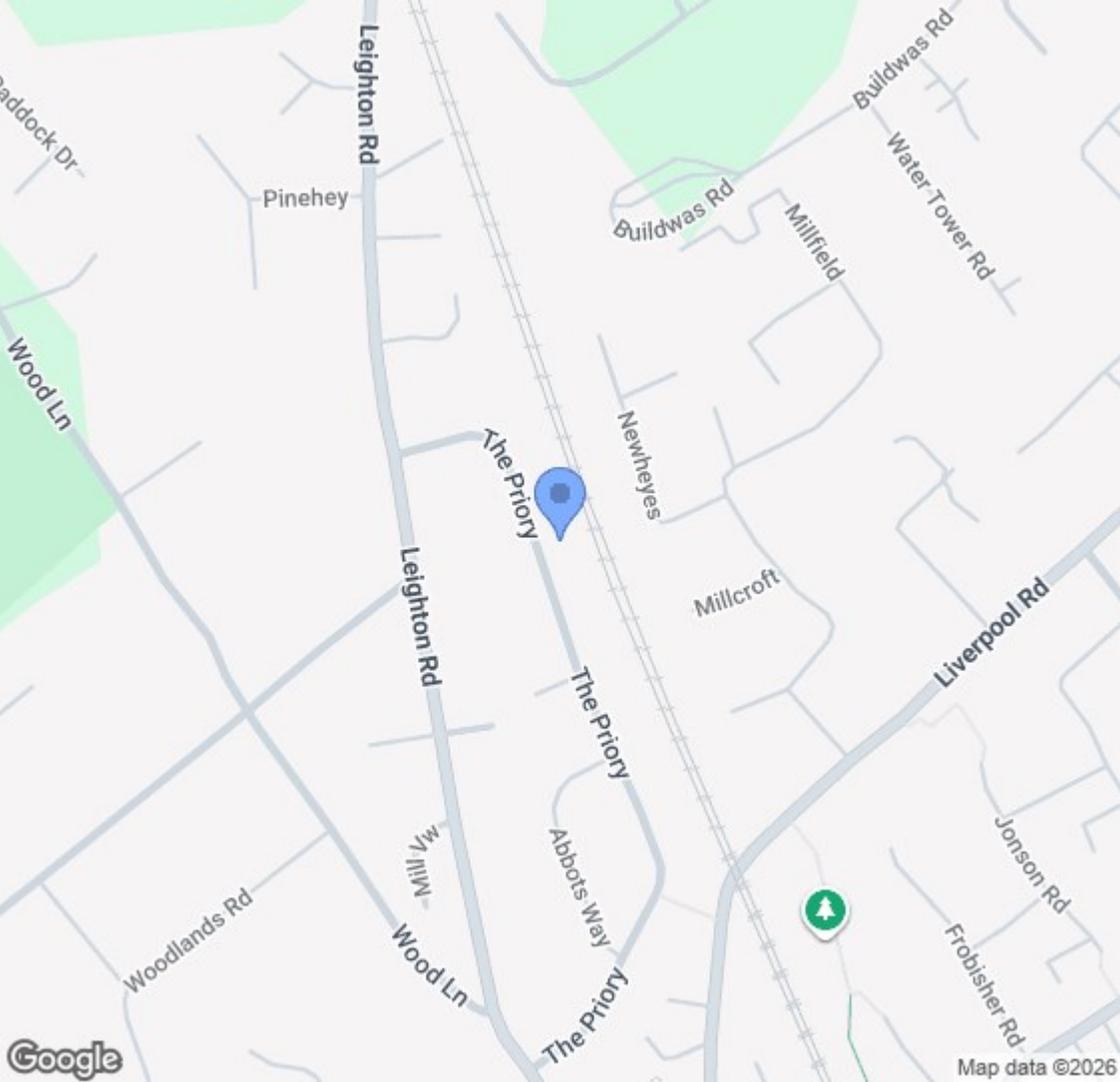


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total floor area 120.6 m<sup>2</sup> (1,298 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Location Map

# Constables

S A L E S   &   L E T T I N G S

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