



Constables
SALES & LETTINGS

West Drive

, Neston

£350,000



Set within a quiet and desirable cul-de-sac just moments from the stunning Dee Estuary, this extended and recently refurbished semi-detached home offers generous, light-filled accommodation ideal for modern family living.

The ground floor is arranged around a spacious living room with bay window to the front and full-length glazing to the rear, opening into a conservatory with double doors onto the garden—perfect for relaxed everyday living and entertaining. A well-appointed kitchen provides an excellent range of units and space for appliances, while a versatile study completes the floor, ideal for home working or use as a fourth bedroom.

Upstairs, there are three well-proportioned bedrooms and a smart modern bathroom featuring a corner bath and separate shower.

Set back from the road, the property enjoys off-road parking and occupies a particularly generous plot, with an extensive lawn, planted orchard and patio designed for outdoor dining and family life.

Situated in a much sought after area of Neston, the home benefits from a thriving community of independent shops, cafes and excellent local schools, with convenient access to both Liverpool and Chester.

Offered for sale with no onward chain, early viewing is highly recommended.



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SALES & LETTINGS

- Extended Semi-Detached Property
- Three Bedrooms + Ground Floor Bedroom/Study
- Recently Refurbished
- Fantastic Sized Plot
- Modern Kitchen & Bathroom
- No Onward Chain
- Cul-De-Sac Location Close to the Dee Estuary
- Spacious Living Room & Conservatory

Entrance Porch

Living Room

28'7" max into bay x 11'4" excluding stairwell (8.72m max into bay x 3.47m excluding stairwell)

Conservatory

18'9" x 12'1" (5.72m x 3.69m)

Kitchen

16'0" x 8'8" (4.90m x 2.66m)

Study/Bedroom Four

15'4" x 7'1" (4.69m x 2.18m)

Landing

Bedroom One

14'1" x 11'5" (4.30m x 3.49m)

Bedroom Two

10'2" x 10'4" (3.10m x 3.16m)

Bedroom Three

11'2" x 7'4" (3.41m x 2.24m)


Bathroom

7'4" x 8'2" (2.26m x 2.51m)

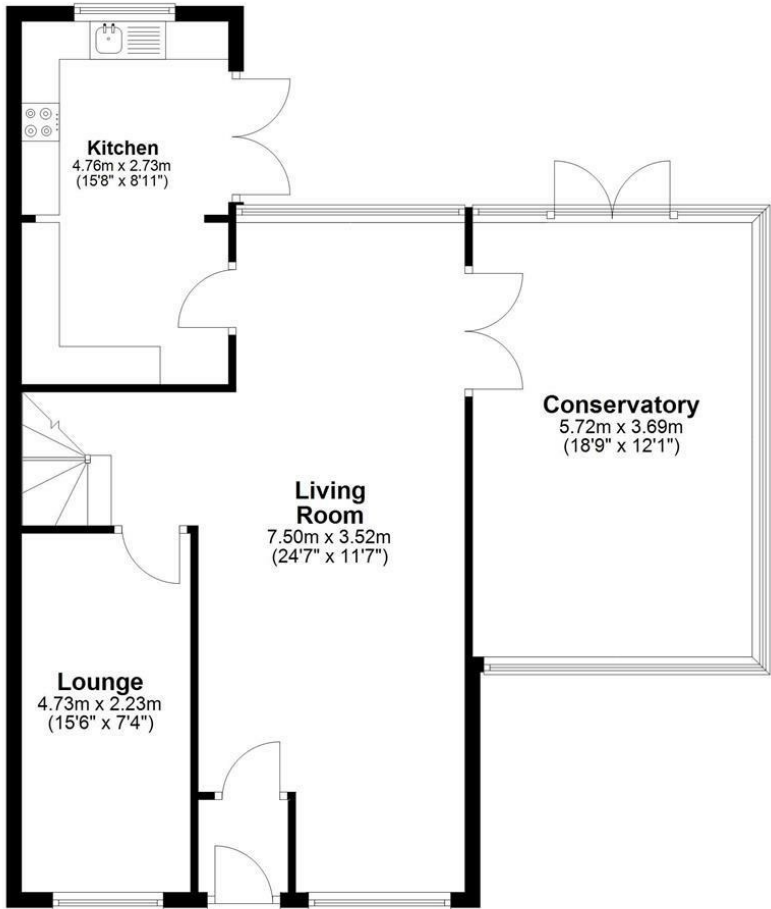




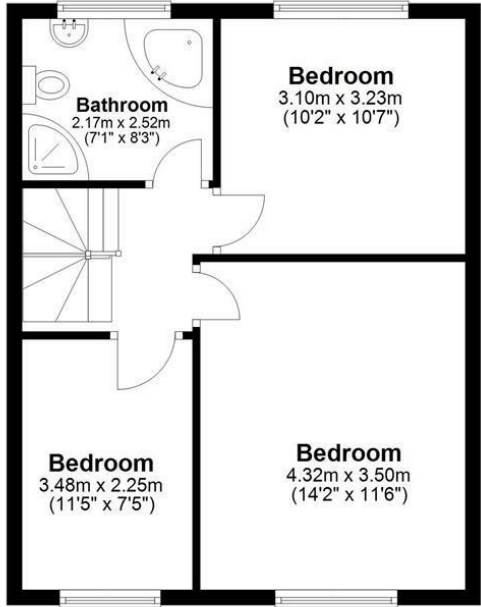
EPC & Floor Plan

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

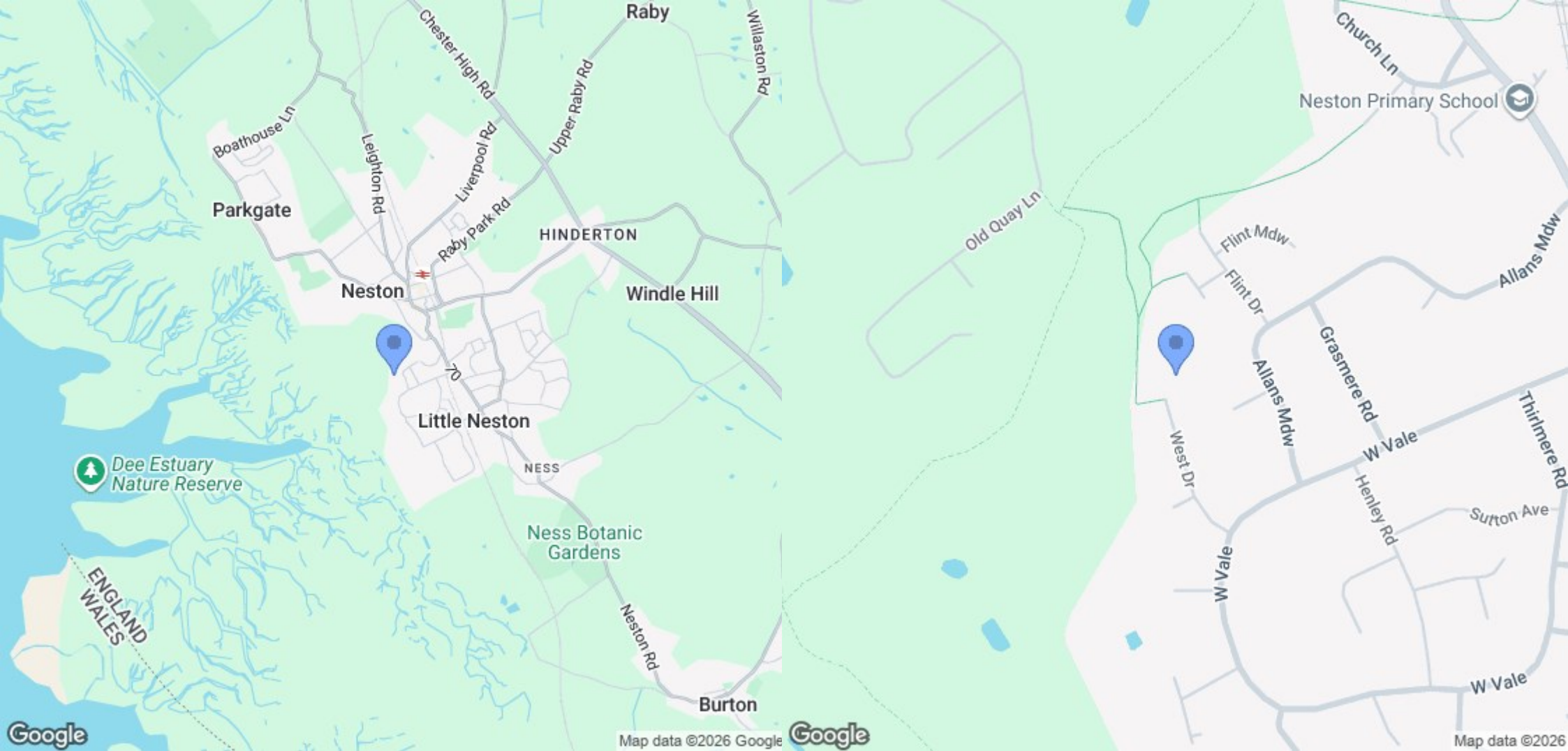
Ground Floor
Approx. 80.5 sq. metres (866.6 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 124.6 sq. metres (1341.3 sq. feet)
35 West Drive, NESTON



Location Map

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

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