

DRAFT DETAILS

Constables
SALES & LETTINGS



65 Allans Meadow Neston

£285,000



- Modern, Extended Detached Property
- Four Bedrooms
- Two Reception Rooms
- Good-Sized Kitchen
- Enclosed Rear Garden
- Garage & Off Road Parking
- Close to Neston Town Centre
- Tenure: Freehold
- Council Tax Band: C
- No Onward Chain

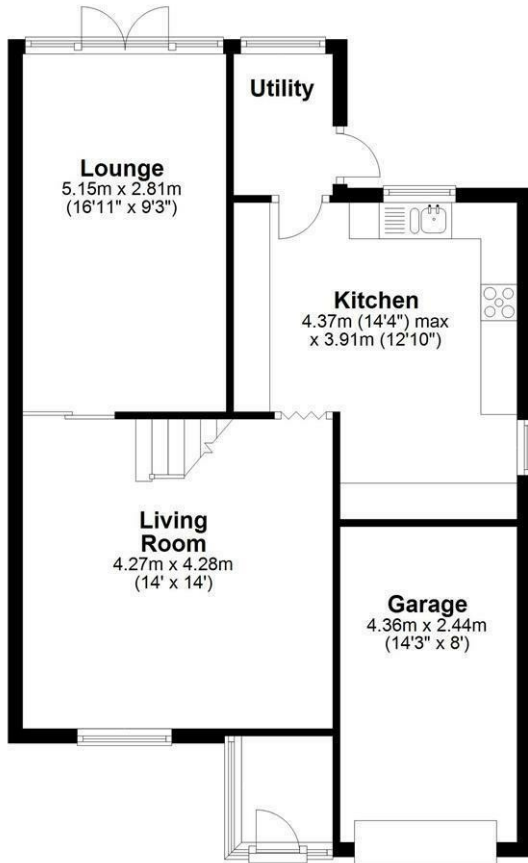
Constables is delighted to offer for sale this spacious detached property located in a popular residential area a short distance from Neston town centre, Neston Primary School and the Wirral Way.

The property requires modernisation but offers huge potential for a buyer to put their own stamp on it. The accommodation has been extended at the rear and comprises; entrance porch, lounge, kitchen-breakfast room, sitting room and rear porch. On the first floor there are four bedrooms a shower room and separate W.C.

Externally the property has off road parking and a garage and at the rear is an enclosed and private garden. The property is offered for sale with no onward chain and early viewing is recommended.

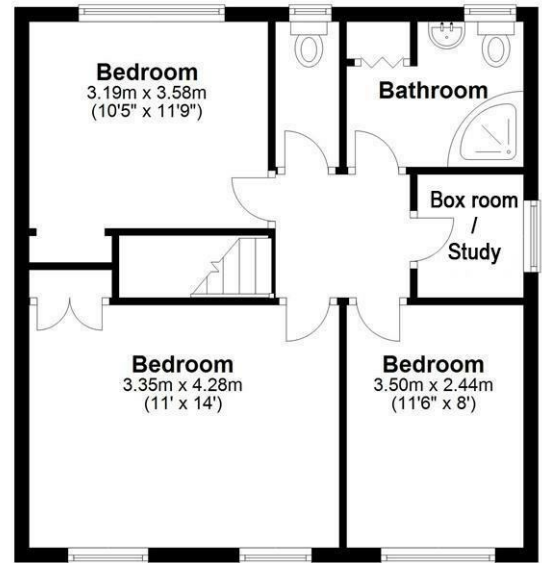
Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.7 sq. feet)

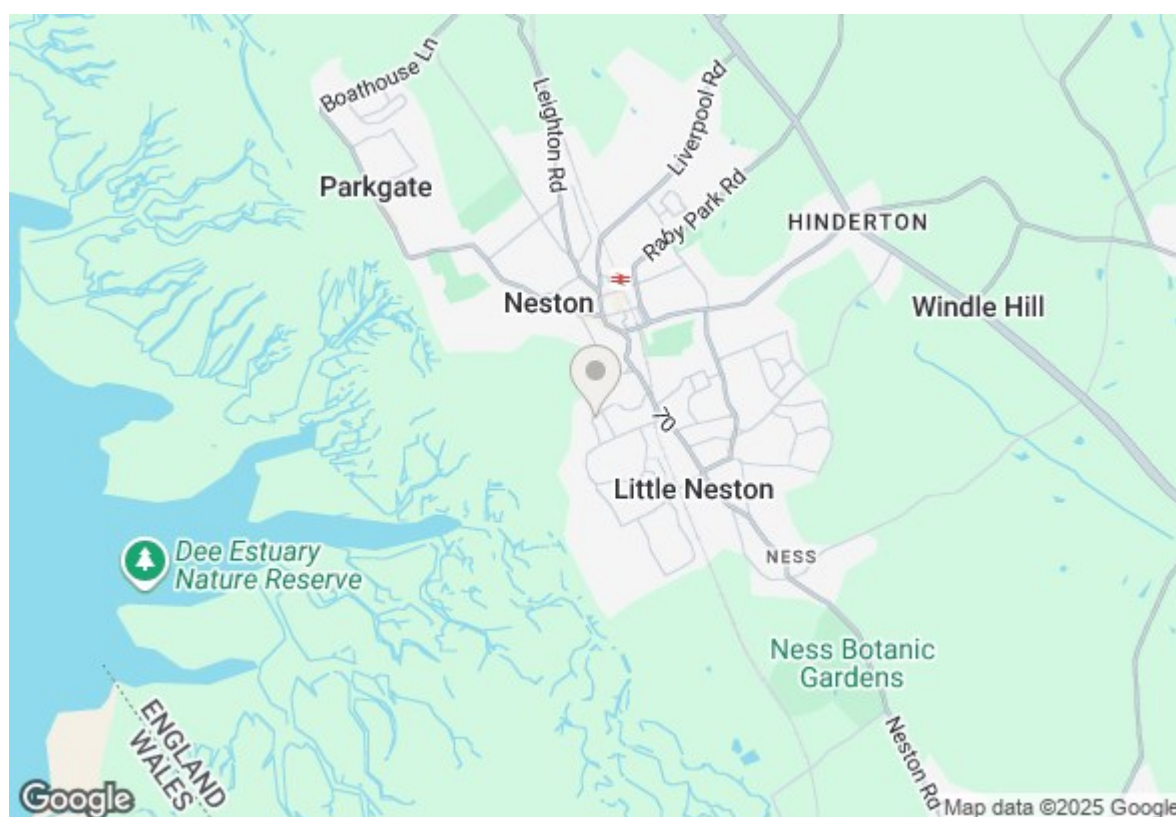


Total area: approx. 113.7 sq. metres (1224.0 sq. feet)

65 Allans Meadow, NESTON

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Porch

Lounge

13'11" x 13'11"

Sitting Room

16'9" x 9'1"

Kitchen

14'4" max x 12'9" max

Rear Porch

6'4" x 4'3"

Landing

Bedroom One

10'9" x 14'2"

Bedroom Two

10'1" x 11'8"

Bedroom Three

12'4" into wardrobe x 8'0"

Bedroom Four/Study

5'4" x 4'9"

Shower Room

7'4" x 5'5"

W.C.







