



Constables
SALES & LETTINGS

Burton Road

Little Neston, Neston

£350,000

Constables are delighted to offer to the market this deceptively spacious, three bedroom detached 1930s bungalow, occupying a substantial and completely private plot on the ever-popular Burton Road. Ideally situated close to excellent local amenities, transport links and within the catchment area for highly regarded schools, including Woodfall Primary School.

Beautifully maintained by the current owners, the property benefits from replacement windows and a newly installed combination boiler in 2020, whilst also offering excellent potential to extend or further enhance, subject to the necessary planning consents.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room, beautifully appointed kitchen, three double bedrooms, a modern family bathroom and a separate WC.

The kitchen is fitted with an attractive range of oak wall and base units with integrated appliances, a Belfast sink and direct access onto the rear patio, making it ideal for both everyday living and entertaining.

Externally, the property sits behind secure gated boundaries with a generous driveway providing ample off-road parking and access to the side and rear.

The rear garden is a real standout feature, enjoying a sunny south west facing aspect with complete privacy. A large Indian stone patio provides the perfect space for outdoor dining and entertaining, leading onto an extensive lawned garden with mature boundaries and a detached garage.

This is a fantastic opportunity to acquire a spacious bungalow on one of the area's most sought-after roads. Early viewing is highly recommended.





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- Three Bedroom Detached Bungalow
- Double Glazed Throughout

- Off Road Parking For Several Cars
- Scope for Further Extension

- Large South Facing Plot
- Close To Local Amenities and Bus Routes

Entrance Hall

Living Room

13'2" x 12'5" (4.01m x 3.78m)

Kitchen

16'2" x 9'4" (4.93m x 2.84m)

Dining Room

12'6" x 10'8" (3.81m x 3.25m)

Master Bedroom

11'11" x 11'7" (3.63m x 3.53m)

Second Bedroom

12'0" x 10'8" (3.66m x 3.25m)

Third Bedroom

9'0" x 8'11" (2.74m x 2.72m)

Bathroom

7'02" x 6'10" (2.18m x 2.08m)


W/C

6'01" x 2'07" (1.85m x 0.79m)

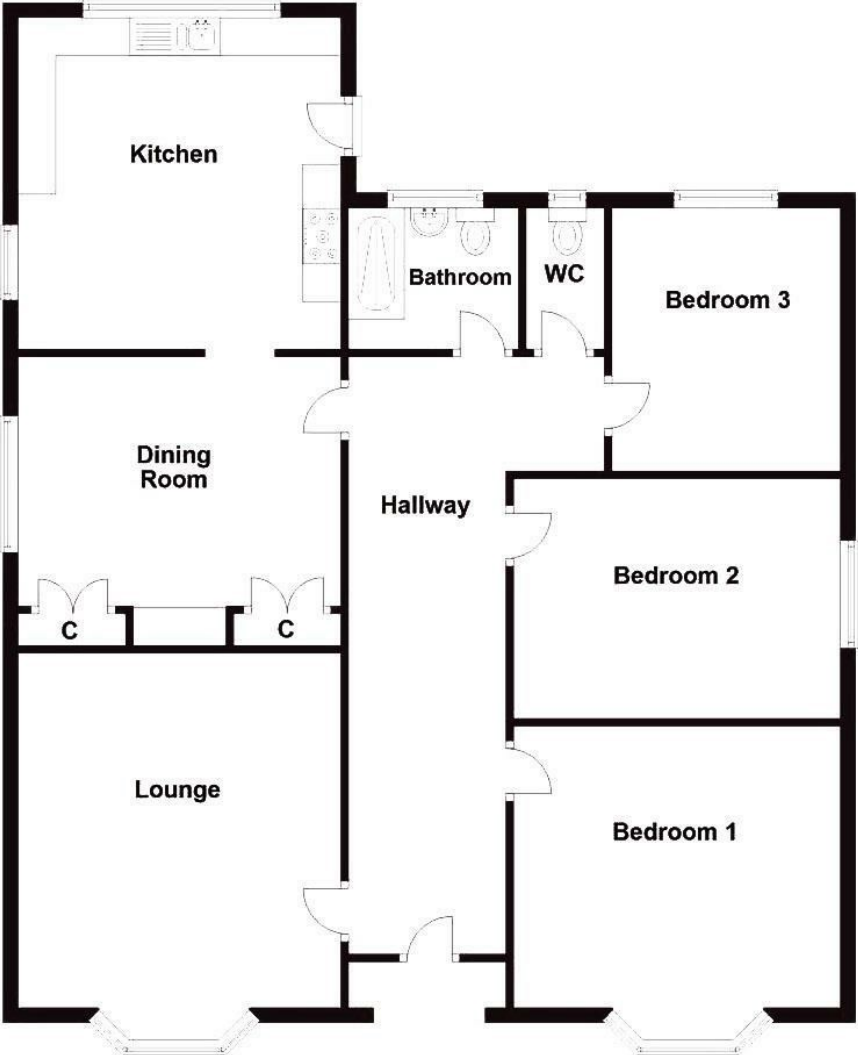


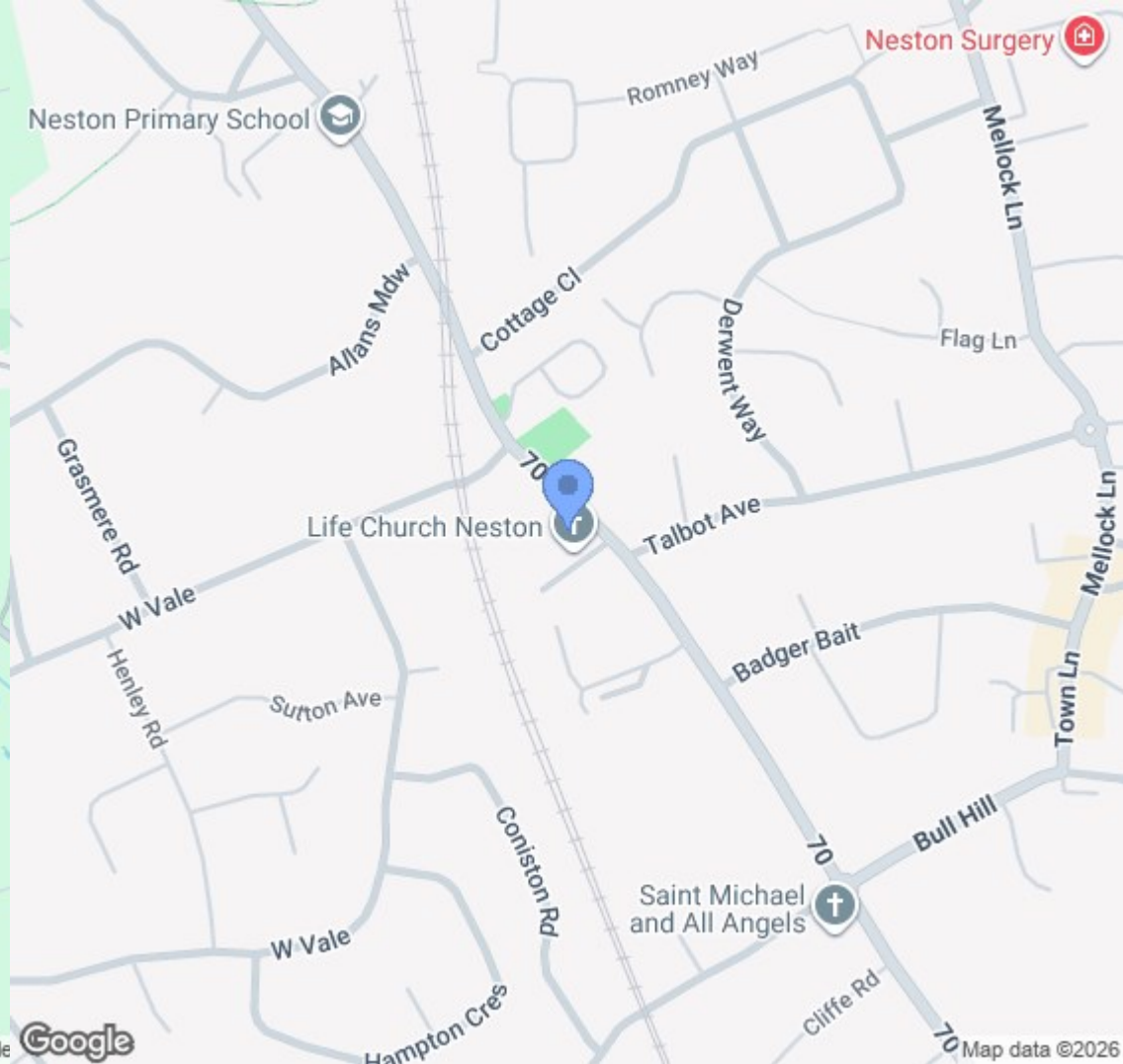
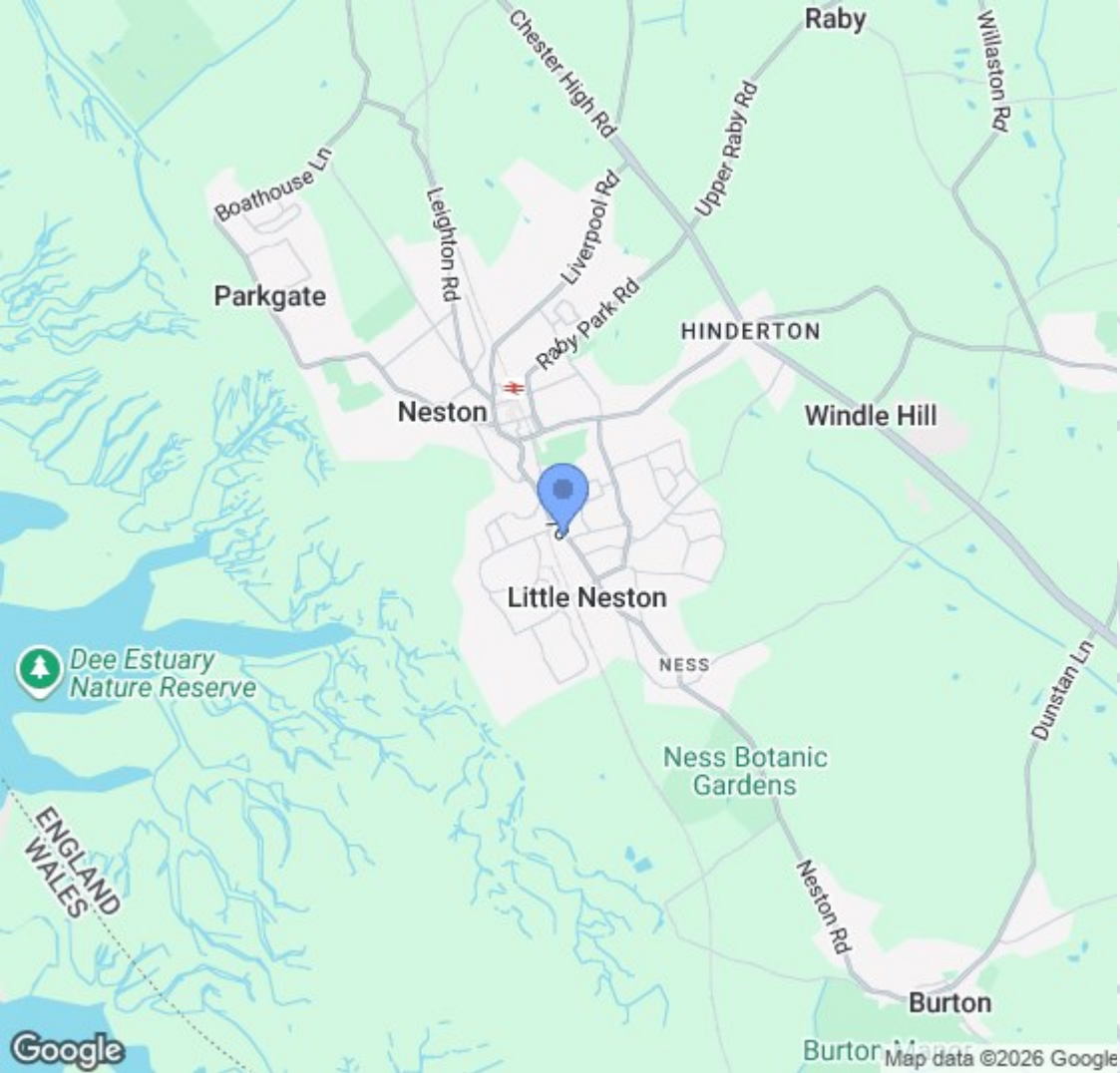


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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





Location Map

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

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