




Constables
SALES & LETTINGS

Victoria Road

Little Neston, Neston

£225,000



Constables are happy to offer to the market this stunning Grade II Listed three bedroom sandstone cottage. The property dates back to the 1800's and is ideally located towards the end of Victoria Lane in the heart of Little Neston. Close to local amenities, good transport links and a fantastic school catchment area including the ever so popular Woodfall Primary School.

The cottage has been extended to the rear and offers bright and spacious living accommodation arranged over three floors, there is also a cellar, gas central heating and double glazed windows throughout.

In brief the property accommodation comprises; porch canopy, entrance hall leading to lounge and dining room, kitchen/breakfast room. To the first floor there is bedroom one and a family bathroom, to the third floor there is bedroom two.

Externally to the front of the property there is un-restricted on street parking, a paved pathway leading to porch canopy, gated access to the rear. To the rear of the property there is a well maintained sunny garden offering a high degree of privacy. Mainly laid to lawn with fenced boundaries, a decked area perfect for garden furniture, gravel sections, a patio area and a timber garden shed.



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- Grade II Listed Period Property
- Two Bedrooms
- Two Reception Rooms with Log Burning Stoves
- Kitchen-Breakfast Room
- Recently Fitted Bathroom
- Enclosed Rear Garden
- Located in the hear of Little Neston
- No Onward Chain

Entrance

Lounge

11'6" x 11'3" (3.52 x 3.43)

Dining Room

12'0" x 11'2" (3.66 x 3.41)

Kitchen

17'2" x 14'6" (5.24 x 4.43)

First Floor Landing

Master Bedroom

11'10" x 11'7" (3.62 x 3.54)

Bathroom

Second Floor


Second Bedroom

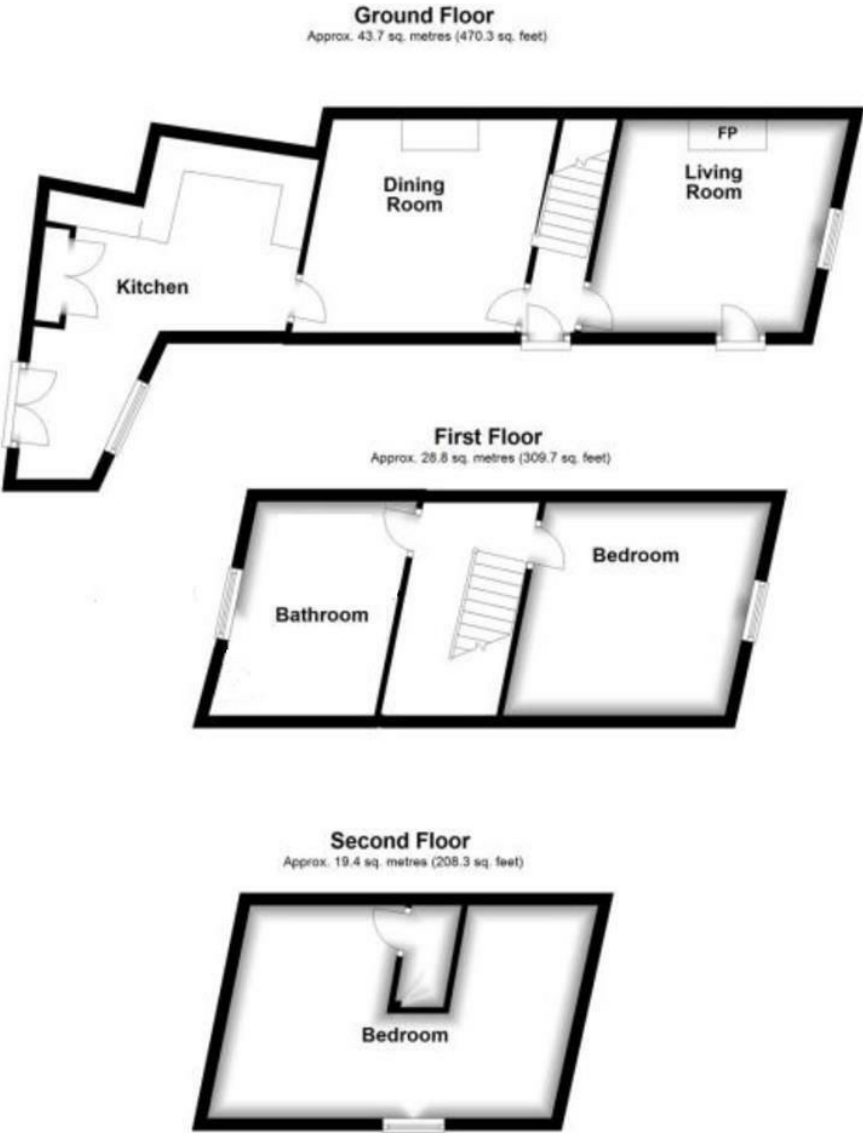
11'8" x 19'1" (3.56 x 5.84)



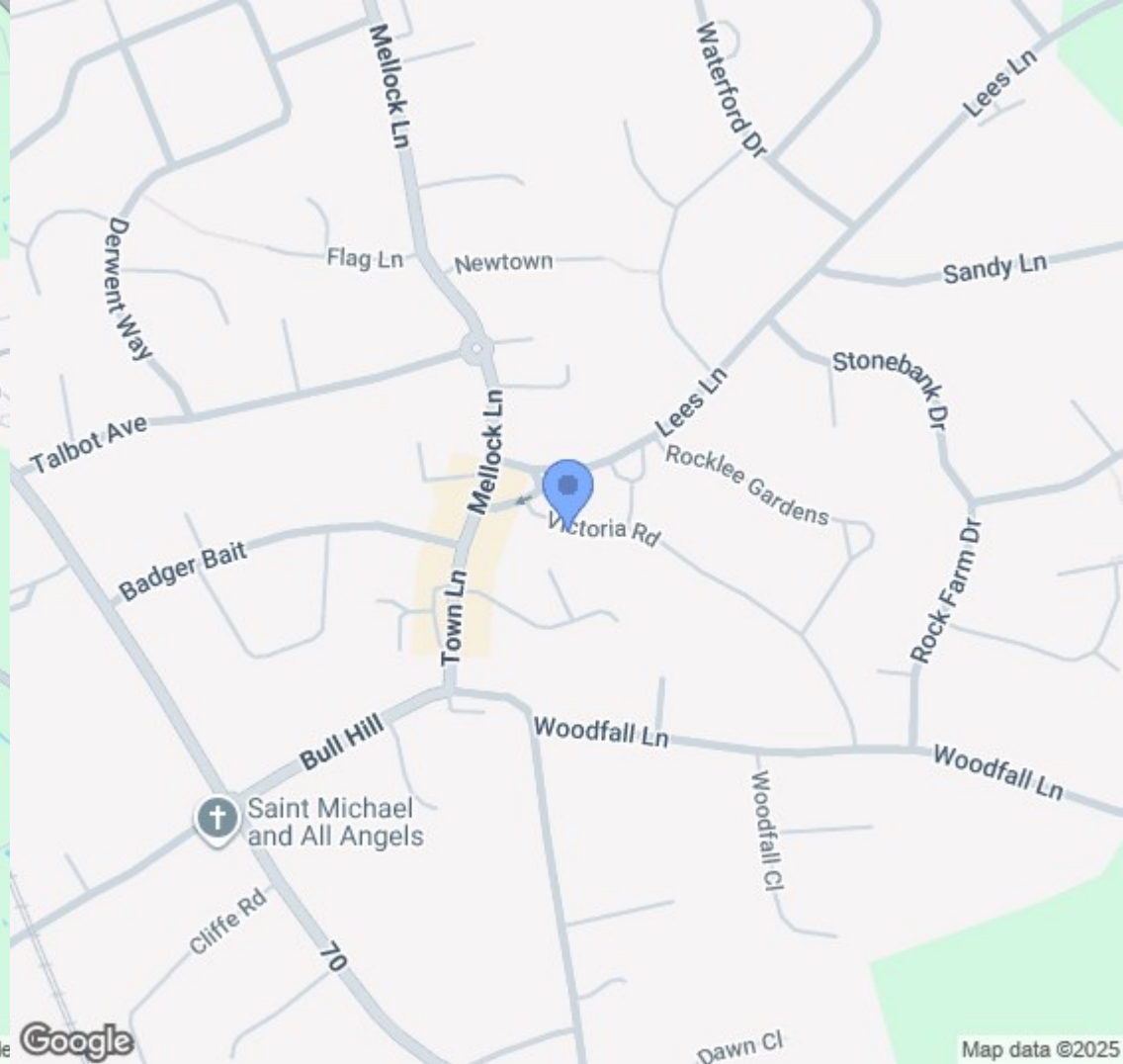
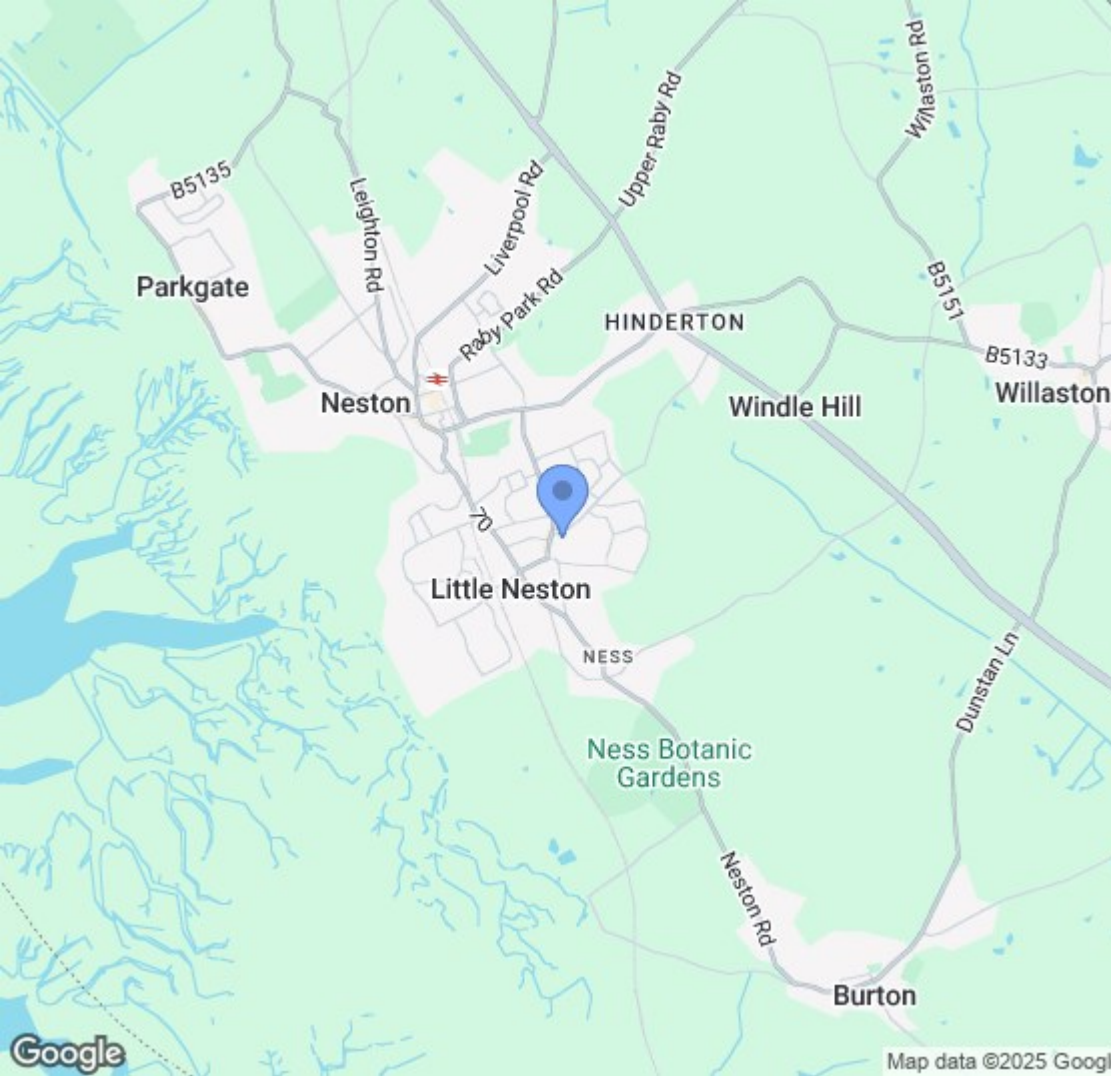


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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. 91.8 sq. metres (988.4 sq. feet)



Location Map

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

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333