



**Constables**  
SALES & LETTINGS

Darwin Row

, Ellesmere Port

£260,000



Constables is delighted to offer for sale this recently constructed semi-detached property located in a popular area of Ellesmere Port. The accommodation is well-presented throughout. The accommodation comprises, entrance hallway with under stairs storage space with space and plumbing for washing machine and dryer, ground floor toilet, lounge with patio doors opening to the garden and a kitchen-dining room with an integrated oven, hob, dishwasher and fridge. On the first floor there are three bedrooms, an en-suite shower room and bathroom. The landing has a useful storage cupboard housing the boiler. Externally a driveway provides off road parking and at the rear there is an enclosed garden with raised deck, lawn and space at the side for a shed/storage. The property is available with no onward chain and early viewing is essential.







# Constables

SALES & LETTINGS

- Semi-Detached Property
- Lounge
- Off Road Parking

- Three Bedrooms
- Kitchen-Dining Room with Integrated Appliances
- No Onward Chain

- Two Bathrooms
- Enclosed Garden
- Council Tax Band B (Cheshire West & Chester)

## Entrance Hallway

### W.C.

5'11" x 2'11" (1.80m x 0.89m)

### Lounge

14'10" x 10'10" (4.52m x 3.30m)

### Kitchen-Dining Room

17'10" x 7'11" (5.44m x 2.41m)

### Landing

### Bedroom One

12'1" x 8'1" (3.68m x 2.46m)

### En-suite Shower Room

6' max x 8'1" (1.83m max x 2.46m)

### Bedroom Two

10'1" x 8'1" (3.07m x 2.46m)

### Bedroom Three

9'9" x 6'5" (2.97m x 1.96m)

### Bathroom

5'11" x 6'4" (1.80m x 1.93m)

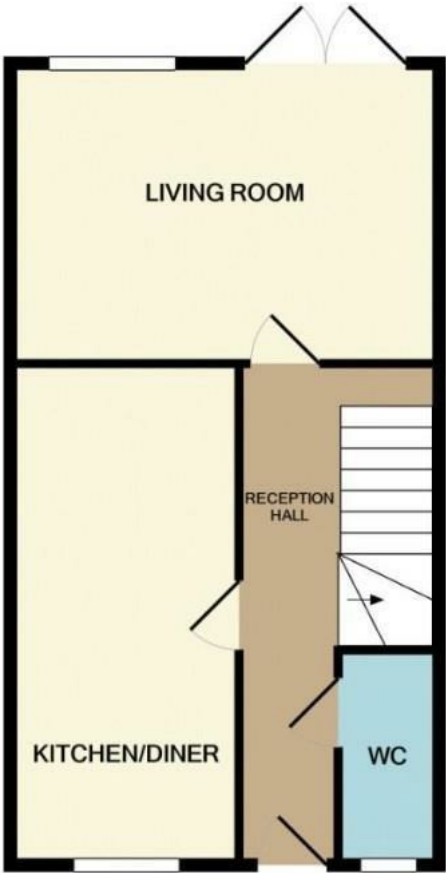




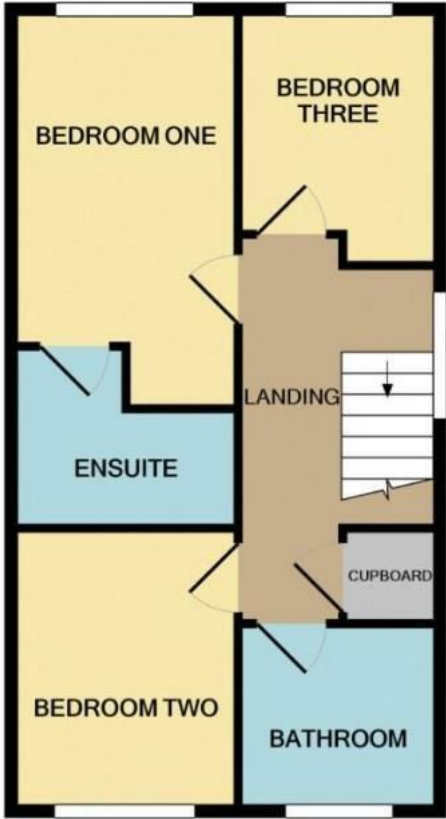


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(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		



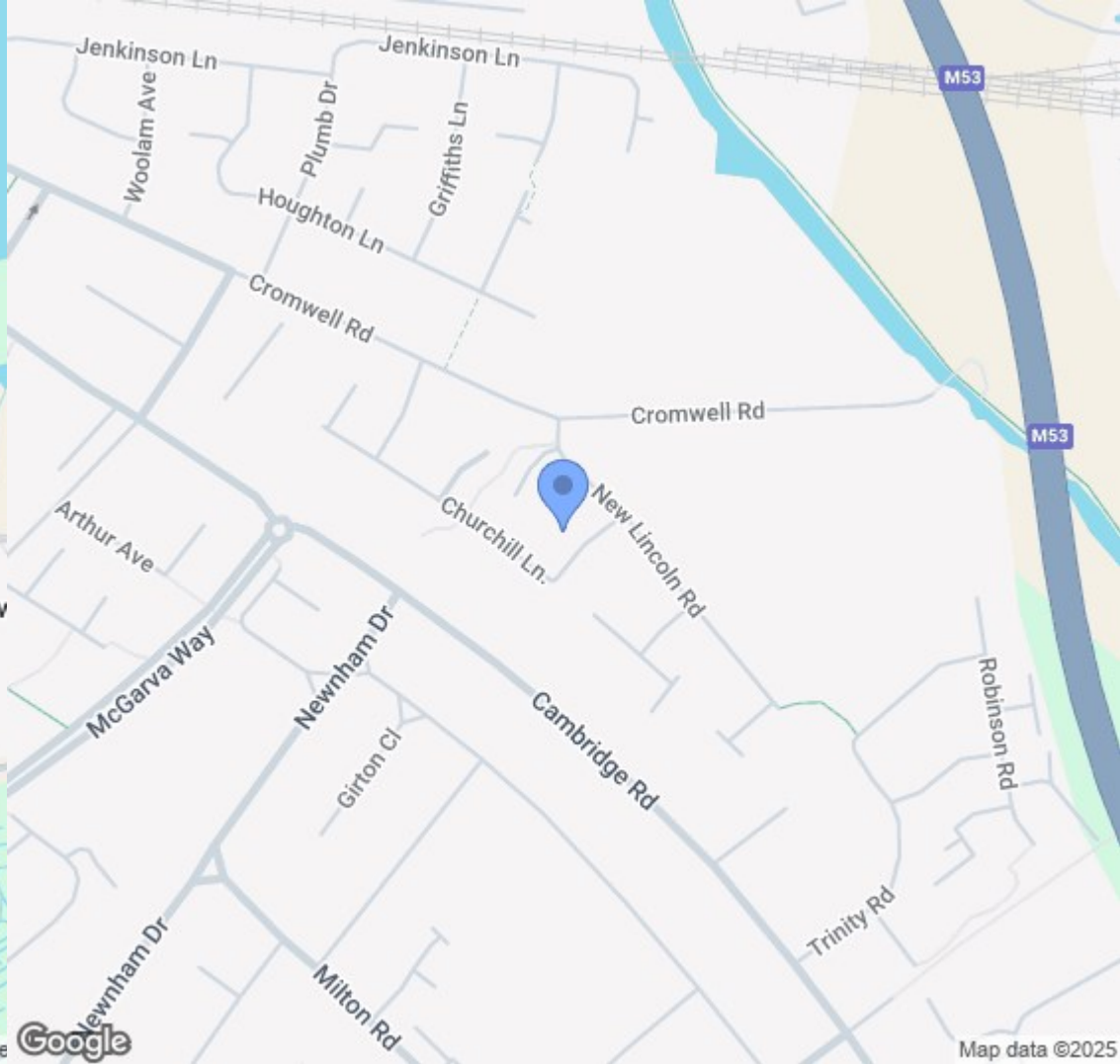
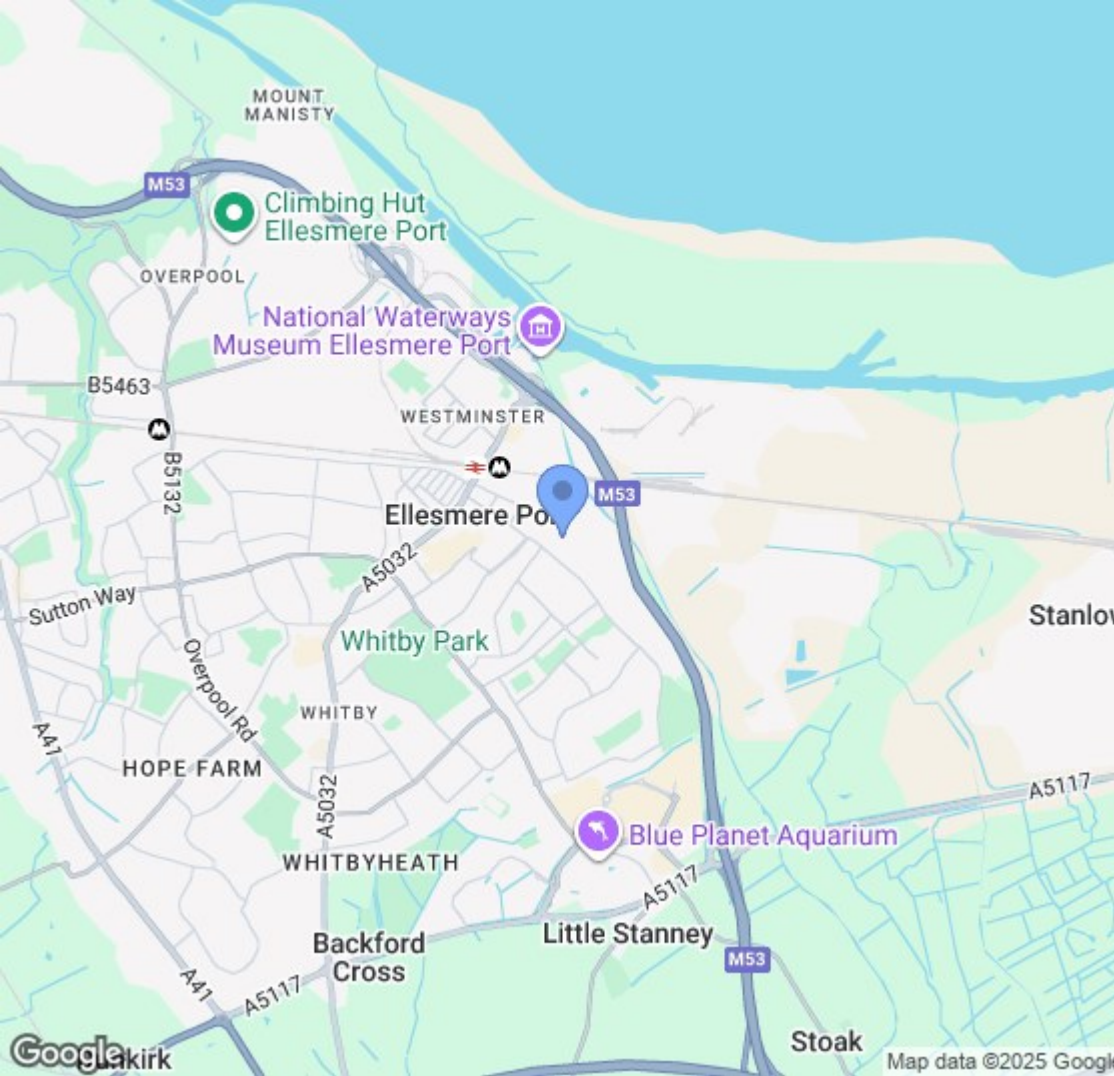
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





## Location Map

# Constables

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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333