

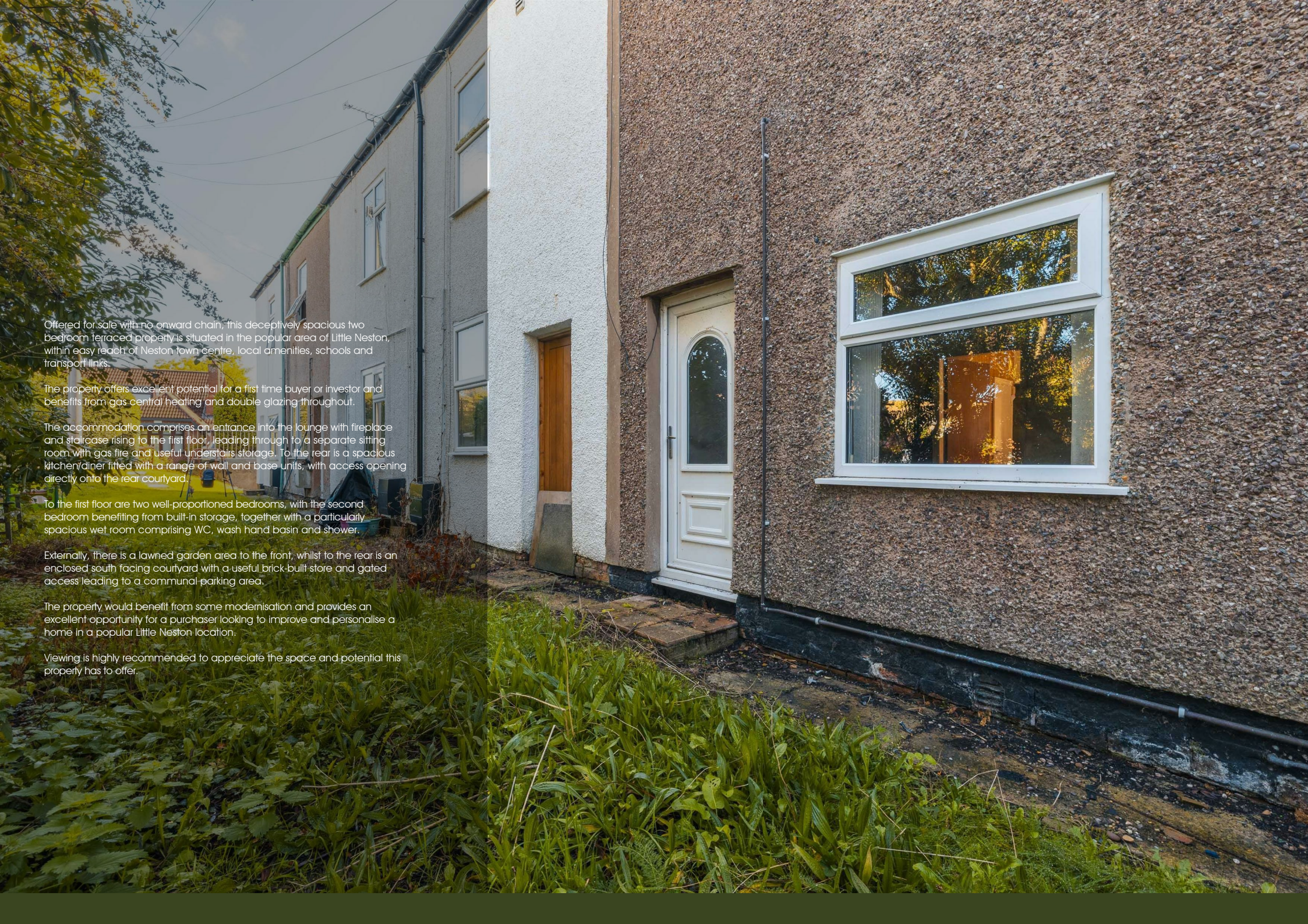


Constables
SALES & LETTINGS

Seven Row

Little Neston, Neston

£160,000



Offered for sale with no onward chain, this deceptively spacious two bedroom terraced property is situated in the popular area of Little Neston, within easy reach of Neston town centre, local amenities, schools and transport links.

The property offers excellent potential for a first time buyer or investor and benefits from gas central heating and double glazing throughout.

The accommodation comprises an entrance into the lounge with fireplace and staircase rising to the first floor, leading through to a separate sitting room with gas fire and useful understairs storage. To the rear is a spacious kitchen/diner fitted with a range of wall and base units, with access opening directly onto the rear courtyard.

To the first floor are two well-proportioned bedrooms, with the second bedroom benefiting from built-in storage, together with a particularly spacious wet room comprising WC, wash hand basin and shower.

Externally, there is a lawned garden area to the front, whilst to the rear is an enclosed south facing courtyard with a useful brick-built store and gated access leading to a communal parking area.

The property would benefit from some modernisation and provides an excellent opportunity for a purchaser looking to improve and personalise a home in a popular Little Neston location.

Viewing is highly recommended to appreciate the space and potential this property has to offer.

The image shows a bright, empty room with white walls and a patterned carpet. A large window on the left is dressed with red curtains and has a radiator below it. A white door with a small arched window is next to the window. A light fixture hangs from the ceiling. The room is well-lit, suggesting a sunny day outside.

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SALES & LETTINGS

- Two Bedroom Terraced Home
- Ideal First Time Buy Or Investment
- Two Reception Rooms & Spacious Kitchen/Diner
- South Facing Rear Courtyard
- Popular Little Neston Location
- No Onward Chain

Lounge

13'07" x 12'02" (4.14m x 3.71m)

Sitting Room

11'00" x 11'00" (3.35m x 3.35m)

Kitchen / Diner

19'01" x 6'06" (5.82m x 1.98m)

Bedroom One

13'07" x 11'11" (4.14m x 3.63m)

Bedroom Two

11'05" x 6'08" (3.48m x 2.03m)

Wet Room

8'10" x 6'00" (2.69m x 1.83m)





EPC & Floor Plan

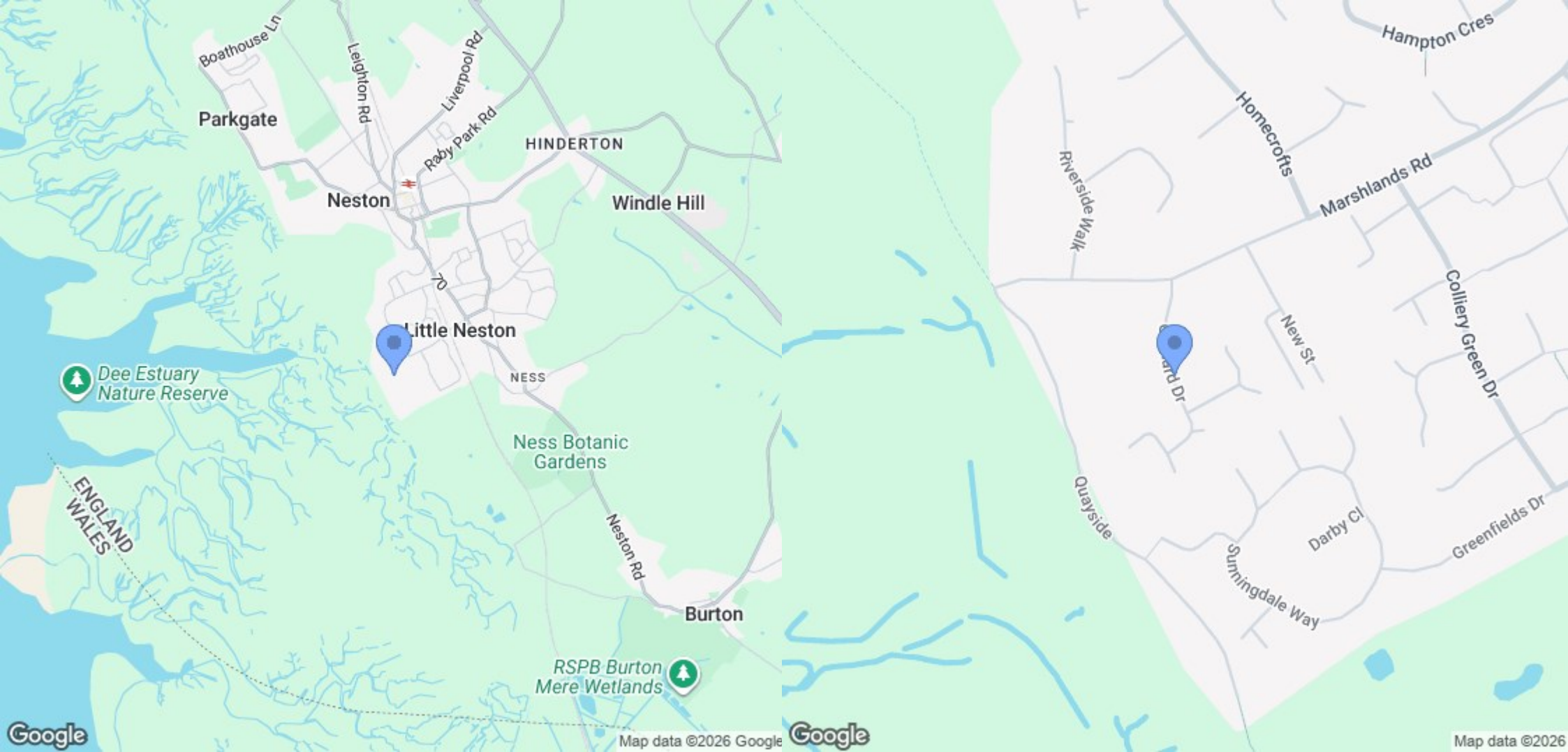
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Ground Floor



First Floor





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