



Constables
SALES & LETTINGS

The Birches

, Neston

£200,000

Constables is delighted to offer for sale this traditional double fronted, terraced property, located in a popular area, a short distance from Neston town centre.

The property provides immaculately presented accommodation, which comprises, hallway with stairs to first floor landing. A spacious lounge with dual aspect windows, a separate dining room and well-appointed kitchen. Off the kitchen is a rear hall to the garden with two storage rooms, one of which houses the boiler. On the first floor there are three bedrooms and a stylish shower room.

At the rear of the property there is an enclosed garden which enjoys a sunny aspect. There is a patio area and storage shed, and there is a gravel parking area.

The property is offered for sale with no onward chain and early viewing is recommended.





Constables

SALES & LETTINGS

- Traditional Double Fronted Property
- Well-Appointed Kitchen & Bathroom
- Close to Town Centre
- Three Bedrooms
- Enclosed Rear Garden
- No Onward Chain
- Two Reception Rooms
- Off Road Parking at the rear of Property

Entrance Hallway

Lounge

15'3" x 9'10" (4.67m x 3.02m)

Dining Room

8'11" x 11'5" max (2.72m x 3.5m
max)

Kitchen

5'10" x 17'8" (1.78m x 5.39m)

Landing

Bedroom One

8'11" x 14'6" (2.72m x 4.42m)

Bedroom Two

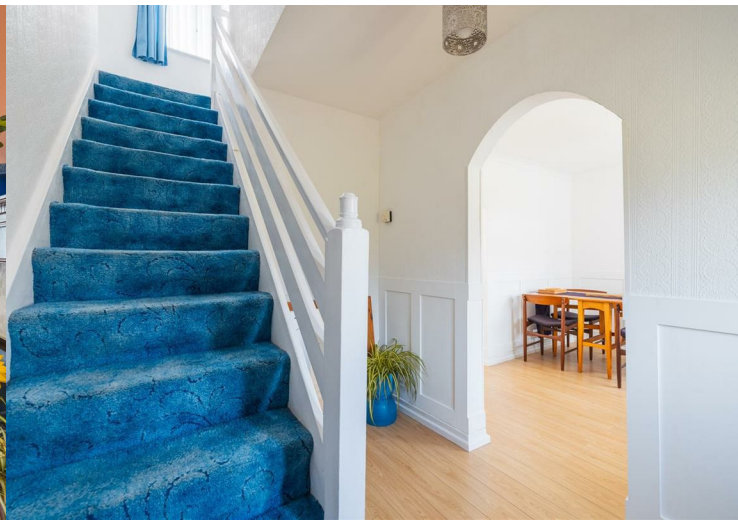
11'10" max x 10'6" (3.61m max x
3.22m)

Bedroom Three

11'4" x 5'10" (3.46m x 1.8m)

Bathroom

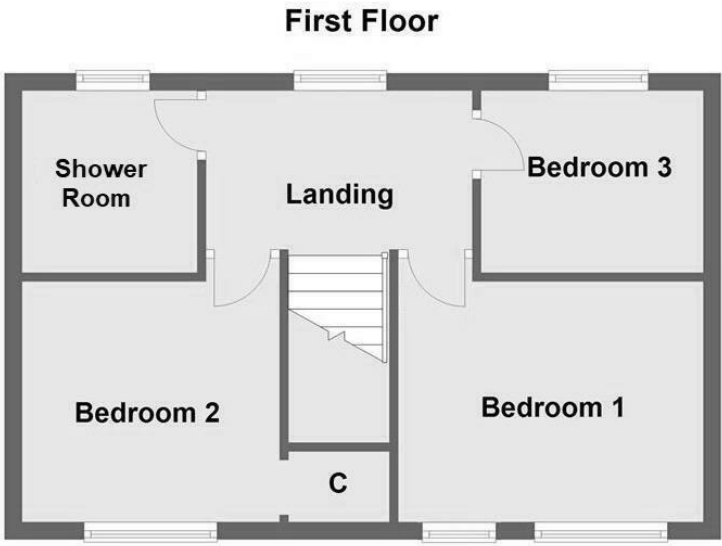
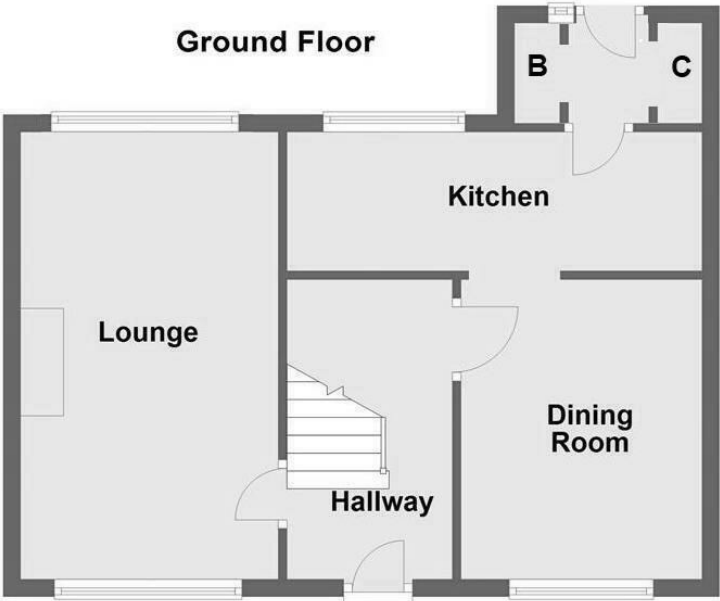
6'9" x 5'9" (2.08m x 1.76m)

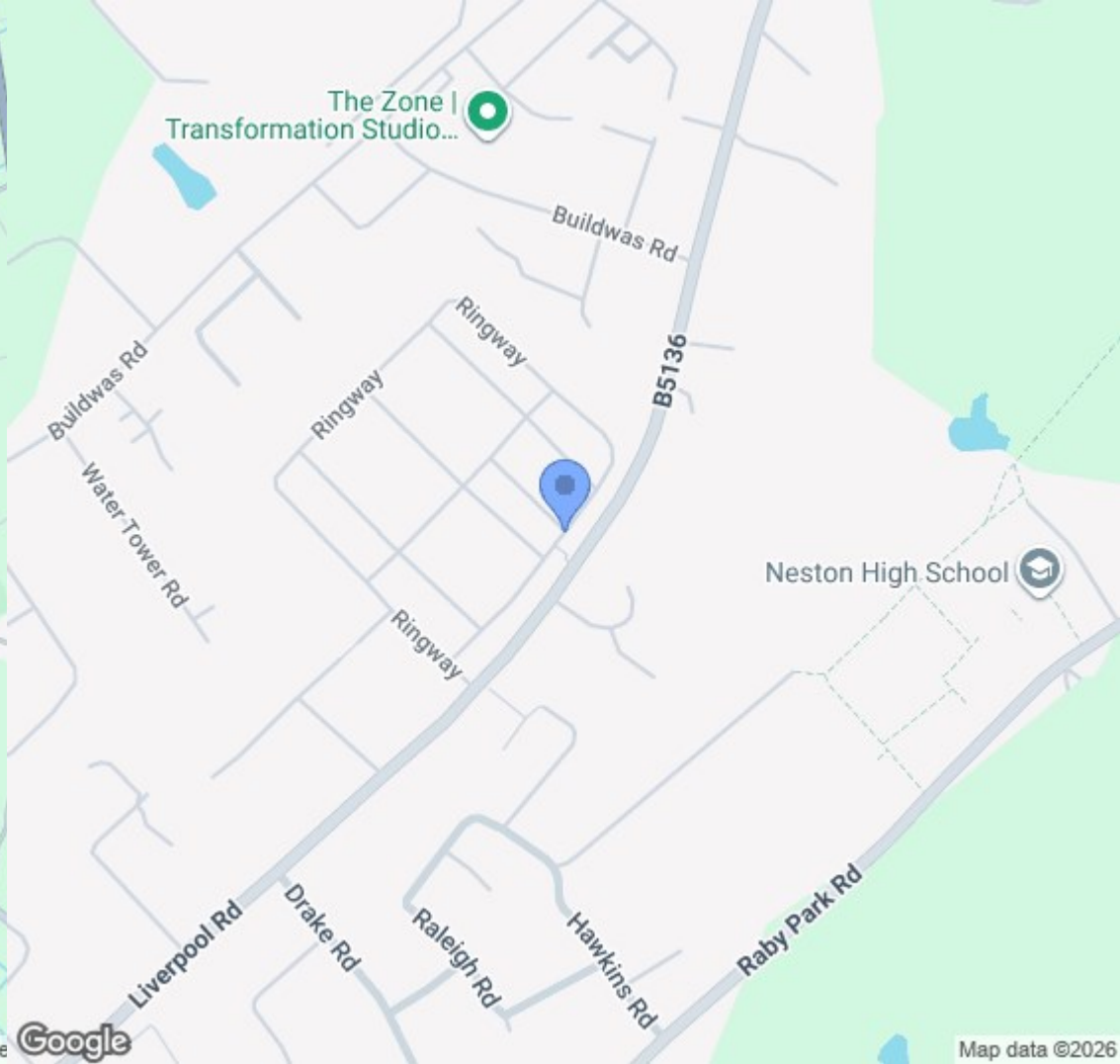
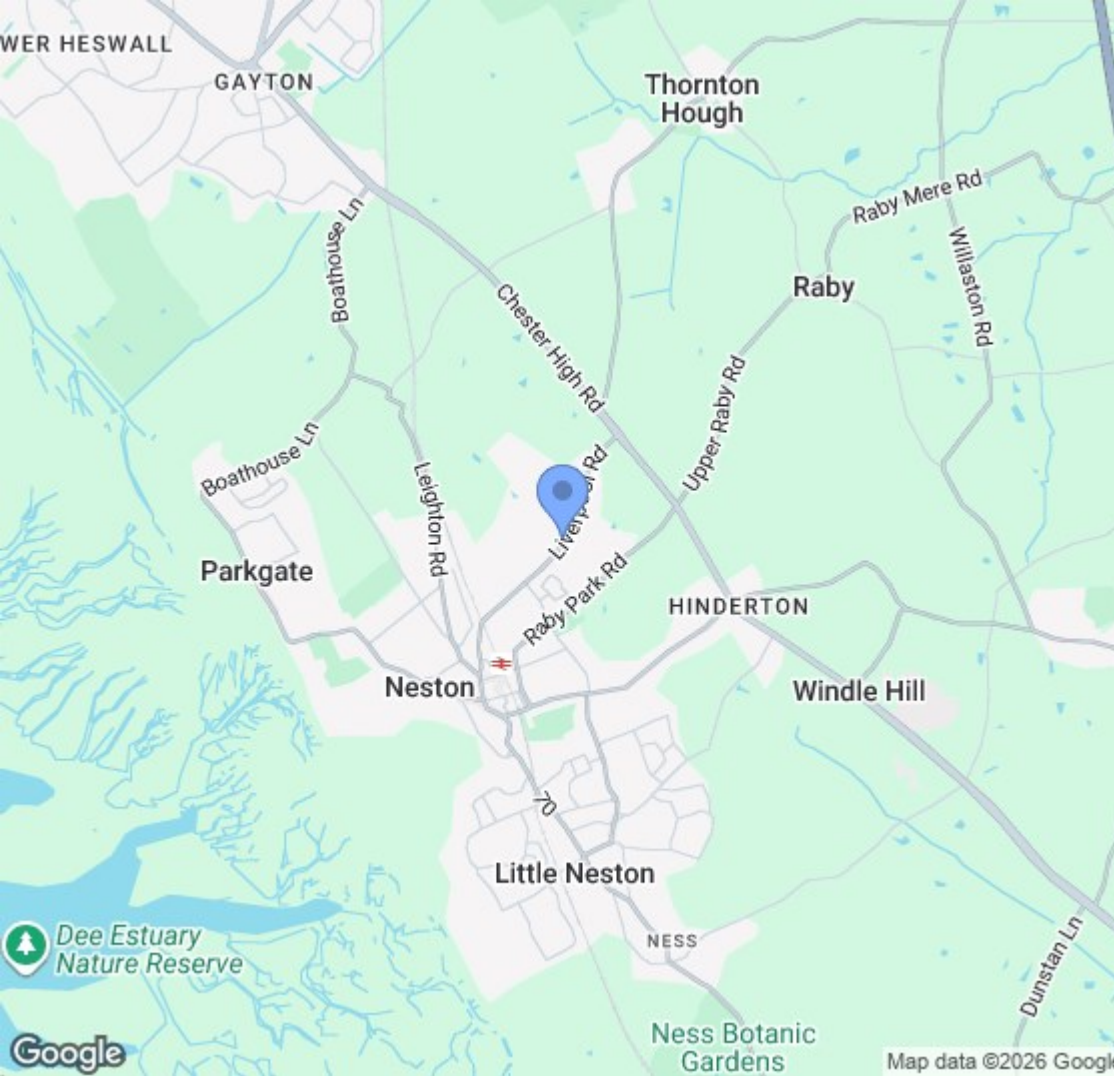




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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