



**Constables**  
SALES & LETTINGS

Olive Drive

, Neston

£250,000

A large, bright green lawn with a concrete path leading to a greenhouse, surrounded by trees and a brick building. The sky is blue with scattered white clouds. The lawn is well-maintained and has a concrete path leading to a small greenhouse. There are several trees and bushes around the property, and a brick building is visible in the background. The overall scene is bright and sunny.

A fantastic opportunity to purchase this traditional semi-detached property located on the popular Olive Drive, a short distance to Neston town centre.

The property is situated at the head of the cul-de-sac and benefits from having a fantastic sized plot. There is a good-sized block paved driveway leading to a garage which has power. At the rear there is a large lawned garden, patio, established borders and greenhouse.

The accommodation requires updating but has been very well-maintained and comprises, hallway, lounge, dining room and kitchen. On the first floor there are three bedrooms and a bathroom.

Offered for sale with no onward chain, early viewing is recommended.

# Constables

SALES & LETTINGS

- Traditional Semi-Detached Property
- Cul-De-Sac Location
- Fantastic Sized Plot
- Large Rear Garden, Driveway & Garage
- Three Bedrooms
- Two Reception Rooms
- Close to Town Centre
- No Onward Chain

## Hallway

## Living Room

11'3" max x 11'6" (3.43m max x 3.53m)

## Dining Room

11'11" x 11'6" (3.64m x 3.53m)

## Kitchen

15'7" x 6'4" (4.75m x 1.95m)

## Landing

## Bedroom One

11'4" x 11'6" (3.47m x 3.53m)

## Bedroom Two

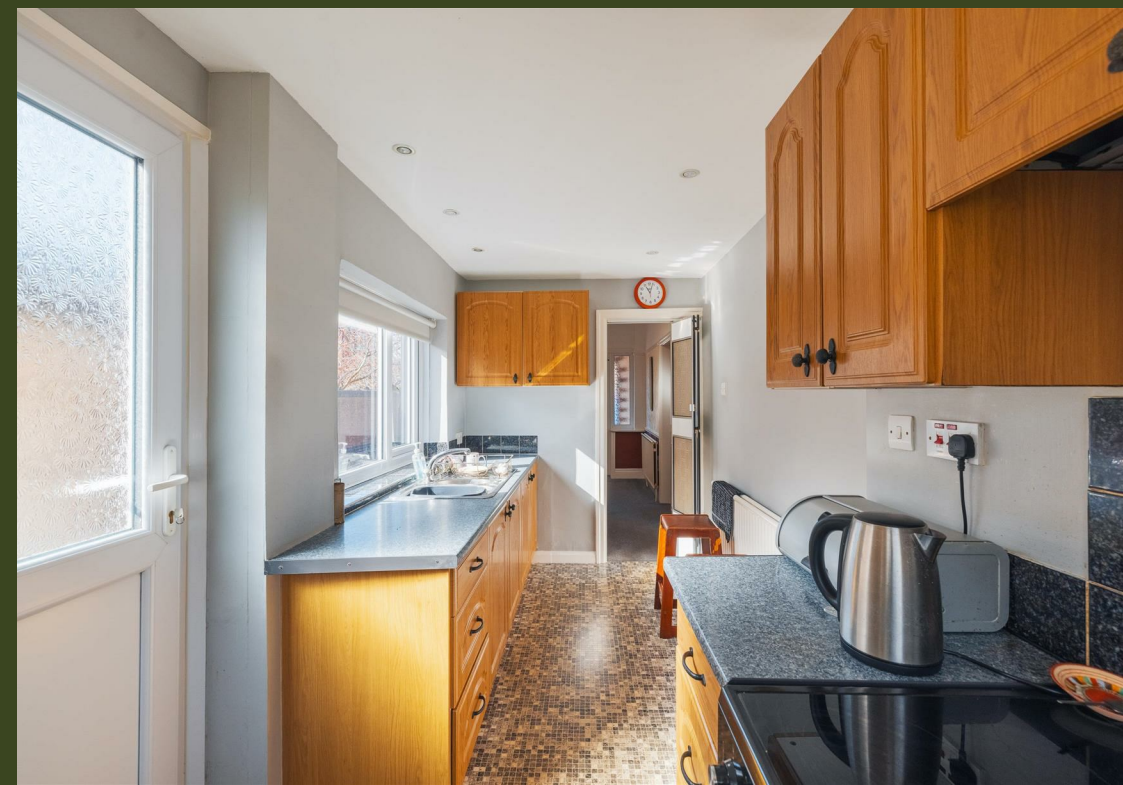
12'0" x 11'6" (3.66m x 3.53m)

## Bedroom Three

7'11" x 6'4" (2.43m x 1.95m)

## Bathroom



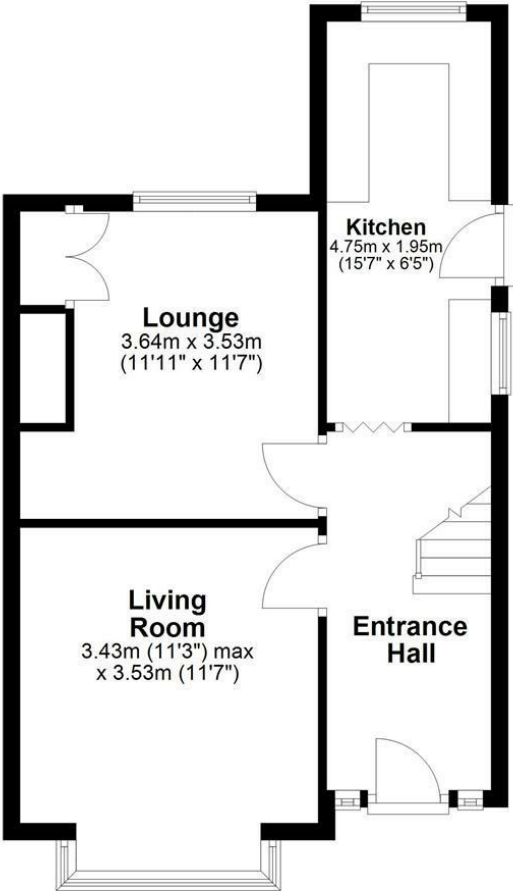


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

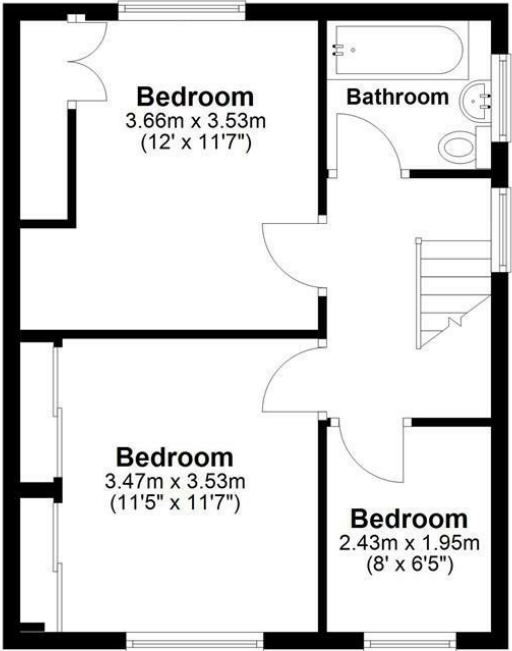
## Ground Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



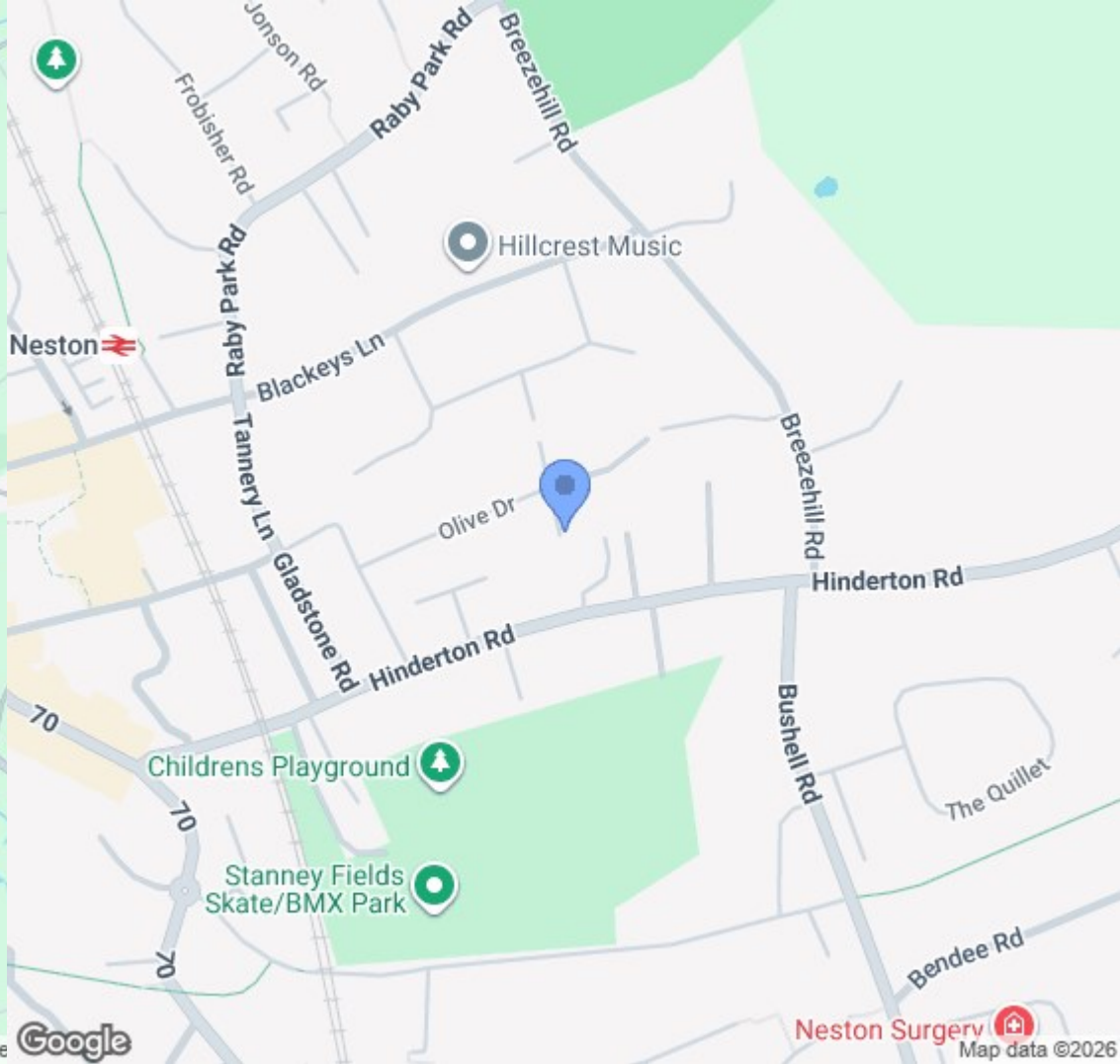
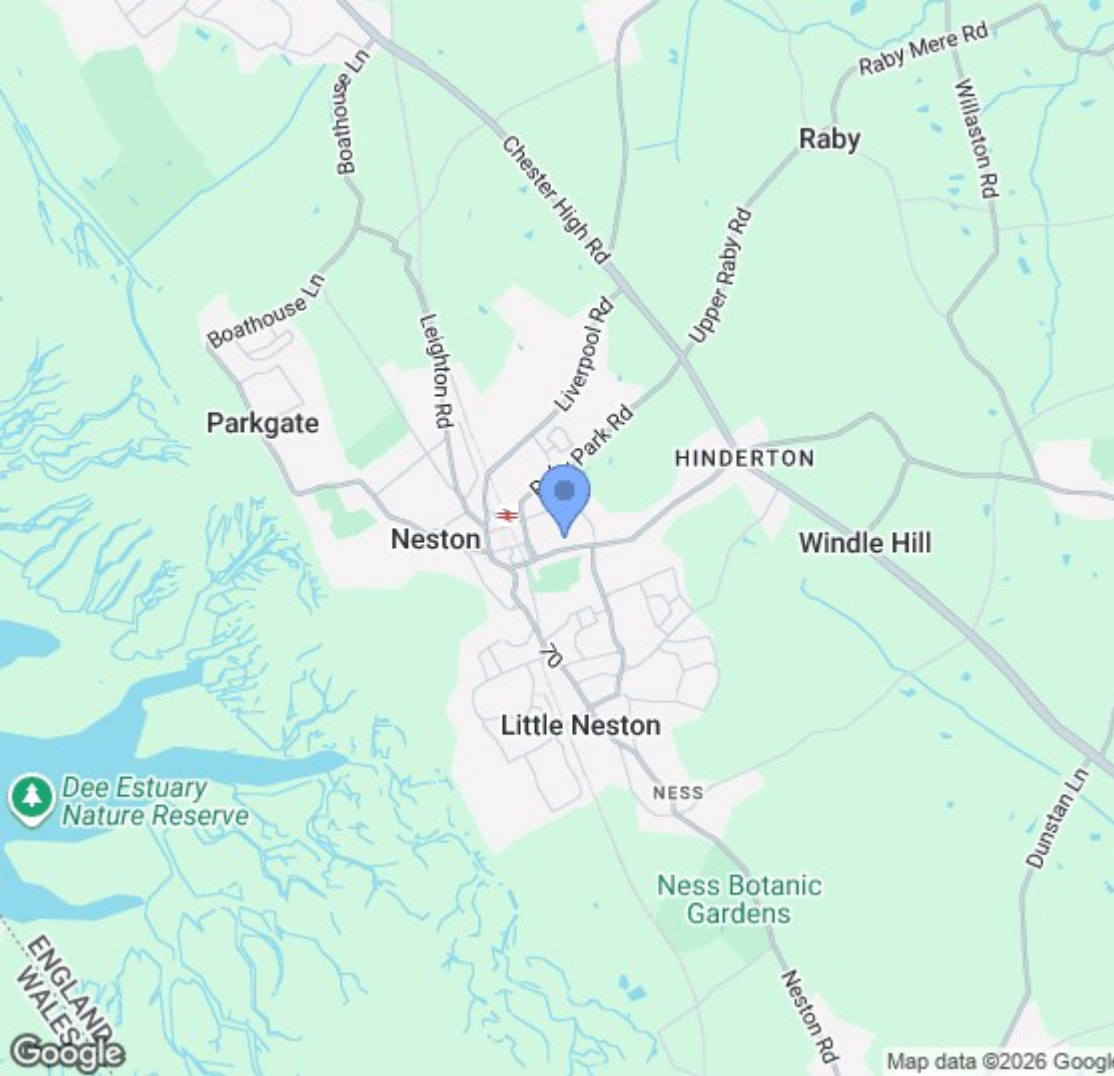
## First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 85.3 sq. metres (918.4 sq. feet)

**26 Olive Drive, NESTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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