



FOR SALE  
Constables  
SALES & LETTINGS  
0151 950 1200

**Constables**  
SALES & LETTINGS

Breezehill Park, Neston

£320,000



Constables are delighted to present this three-bedroom detached family home, located in the highly sought-after Breezehill Park in Neston. Set on an especially generous corner plot, this property offers significant potential for extension and reconfiguration, subject to the necessary planning consents.

The accommodation, which would benefit from a programme of modernisation, currently comprises a welcoming entrance hallway ground floor W/C; spacious dual-aspect lounge, dining room with patio doors, fourth bedroom / office space and a kitchen with access to the garden. Upstairs there are three well-proportioned bedrooms and a family bathroom.

Externally, the property sits on an enviable plot with expansive gardens that extend to the side and rear, providing excellent scope for a substantial wrap-around extension while still retaining generous outdoor space. There is also a driveway providing off-road parking.

Breezehill Park is a desirable residential area, perfectly positioned for families being within easy reach of highly regarded schools, Neston town centre and its excellent range of amenities, as well as transport links for commuting further afield.

This is a rare opportunity to acquire a family home with huge potential in a prime Neston location, and early viewing is strongly recommended.



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- Three / Four Bedroom Detached
- Family Home on Sought After Road
- Excellent Commuting Access
- Generous Side Plot
- Scope for Extension
- Off Road Parking and Garage

**Porch**

**W/C**

**Living Room**

11'3 x 23'4 (3.43m x 7.11m)

**Dining Room**

**Bedroom 4 / Office**

9'6 x 10'6 (2.90m x 3.20m)

**Kitchen**

9'6 x 12'1 (2.90m x 3.68m)

**Garage**

**First Floor**

**Master Bedroom**

12'9 x 12'7 (3.89m x 3.84m)

**Second Bedroom**

12'9 x 9'3 (3.89m x 2.82m)

**Third Bedroom**

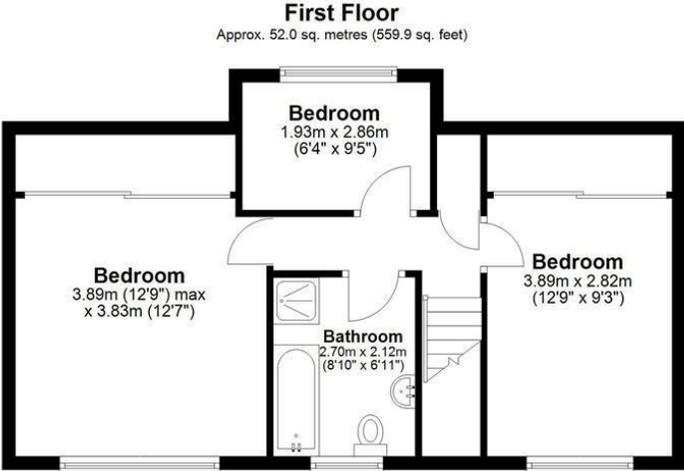
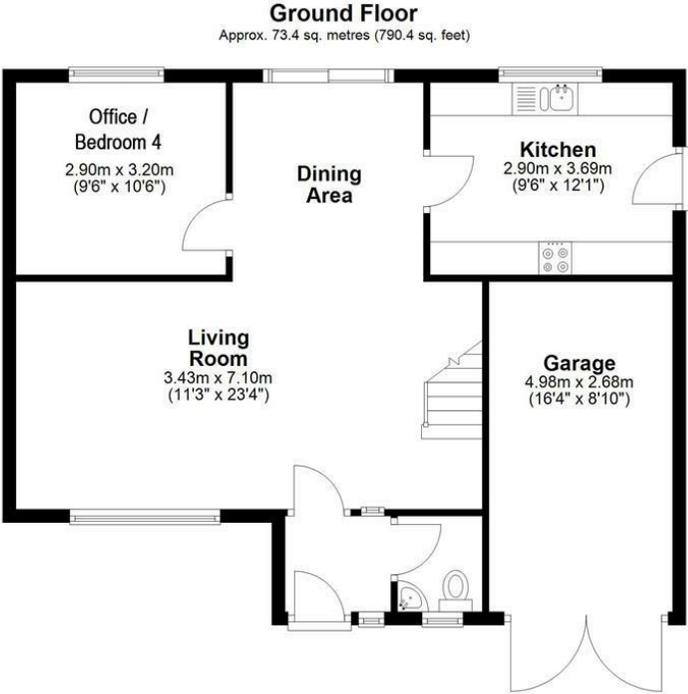
6'4 x 9'5 (1.93m x 2.87m)



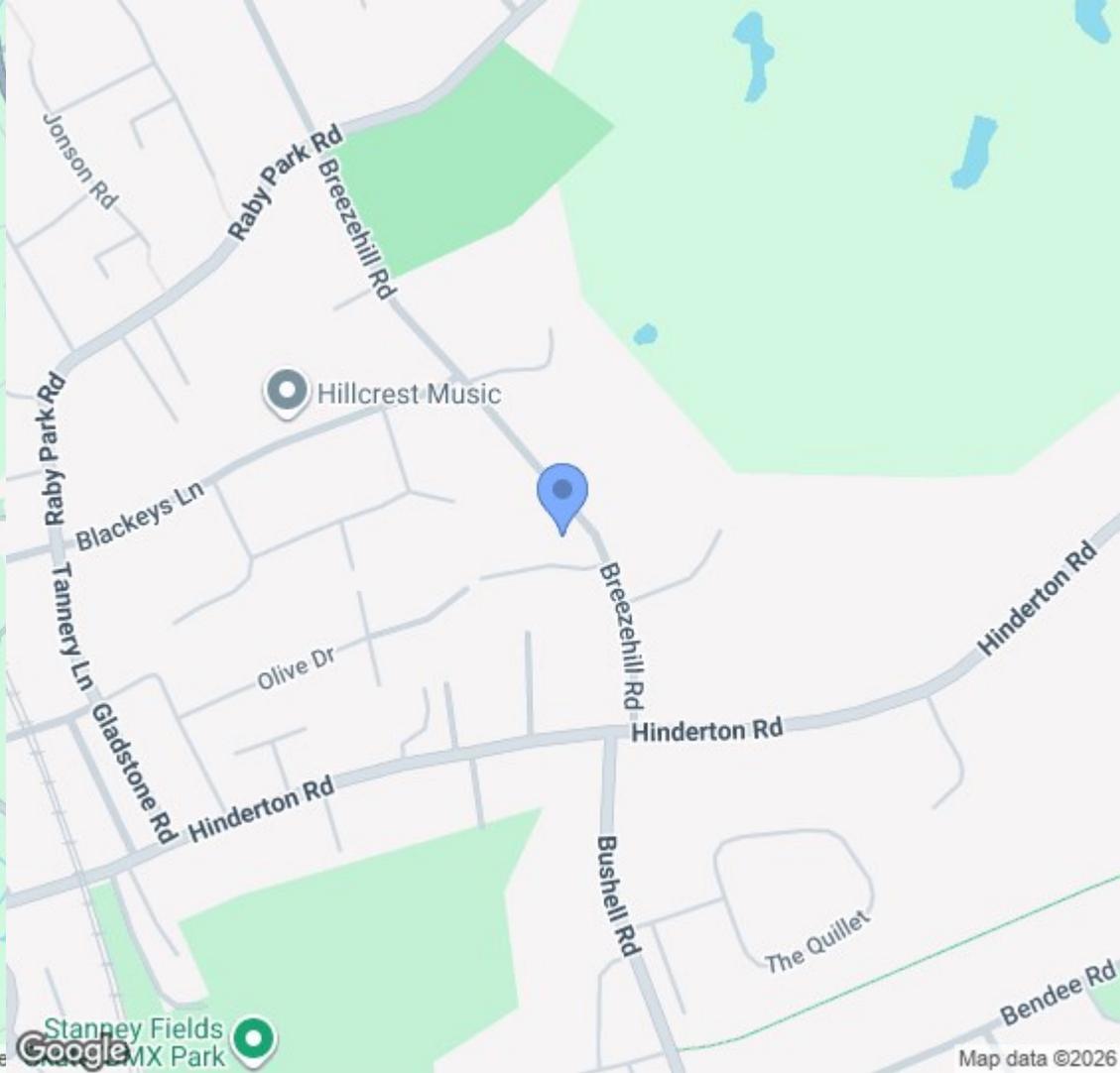
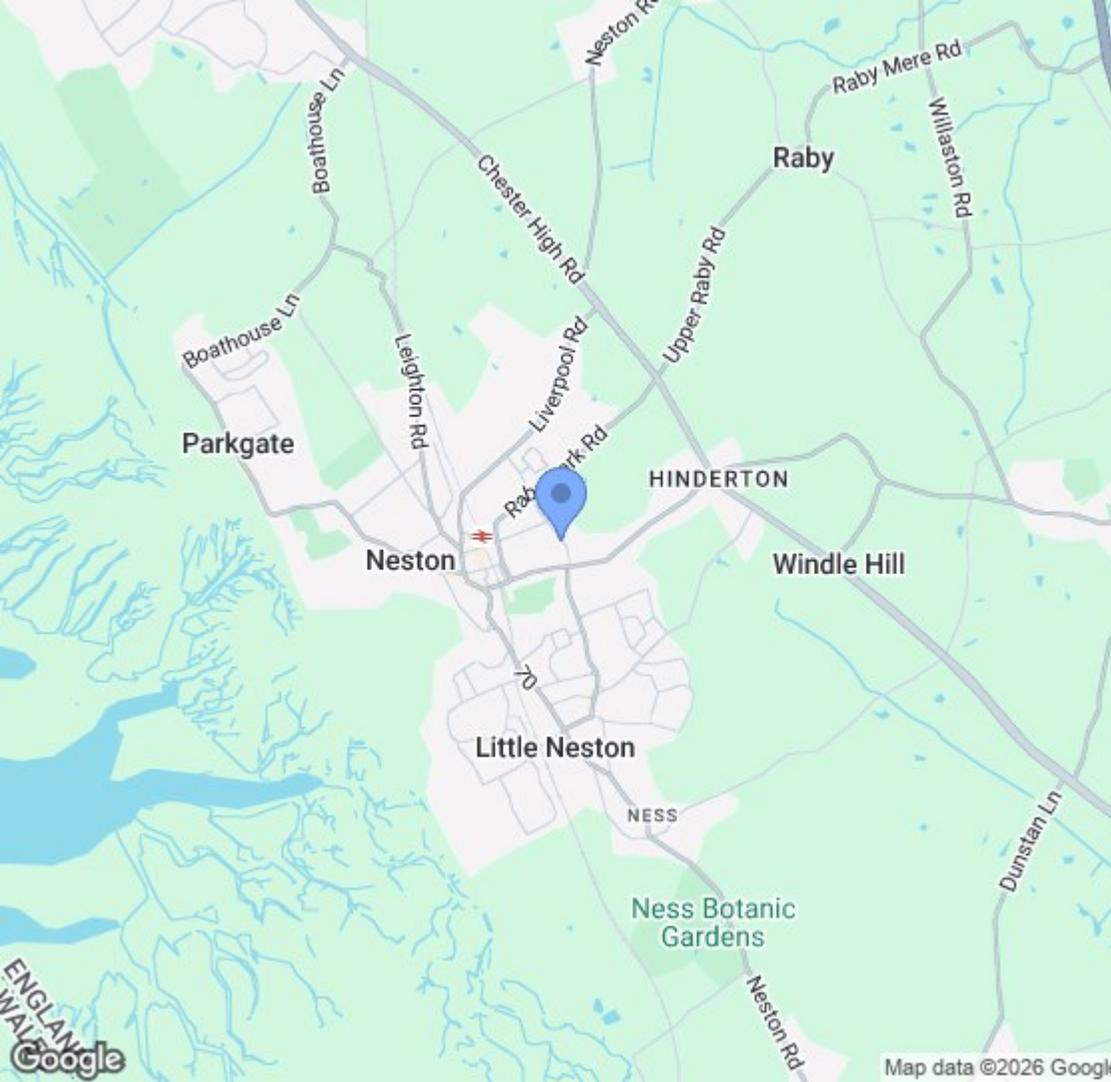


# EPC & Floor Plan

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>	<b>70</b>	<b>80</b>
(55-68) <b>D</b>		
(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	



Total area: approx. 125.4 sq. metres (1350.3 sq. feet)  
**15 Breezehill Park, NESTON**



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