



**Constables**  
SALES & LETTINGS

Dunraven Road Little Neston, Neston

£295,000



Set in a highly sought-after location, this deceptively spacious and extended three bedroom detached bungalow enjoys an elevated position with far-reaching views across the Dee Estuary towards the Welsh Hills. While well maintained, the property would now benefit from a programme of modernisation and renovation, offering an excellent opportunity for a buyer to update and personalise a substantial home in a prime setting.

The accommodation begins with an enclosed porch leading into a spacious central hallway. From here, doors open to a front lounge and a breakfast room, which flows through to a well-proportioned kitchen with access to the rear. The hallway also provides access to two double bedrooms and a dining room, which opens via an archway into a substantial sitting room with French doors overlooking the rear garden. A bathroom and separate WC complete the ground floor.

An open tread staircase rises to the first floor, where a further bedroom benefits from dual aspect windows and elevated views.

Externally, the property sits on a generous plot with ample off-road parking and a neatly maintained front garden. To the rear, the private garden is well established, featuring a spacious patio ideal for entertaining, a raised lawn with mature shrub borders, and a timber shed.

A fantastic opportunity to acquire a well-located home with scope to enhance, early viewing is highly recommended.



# Constables

SALES & LETTINGS

- Three Bedroom Detached Bungalow
- Extended Property
- Scope for Improvement / Modernisation
- Highly Sought After Location
- Off Road Parking
- Private Rear Garden

**Porch**

**Entrance Hall**

**Lounge**

15'9 x 11'10 (4.80m x 3.61m)

**Breakfast Room**

13'1 x 10'2 (3.99m x 3.10m)

**Kitchen**

15'9 x 11'10 (4.80m x 3.61m)

**W/C**

**Bathroom**

7'7 x 4'7 (2.31m x 1.40m)

**Sitting Room**

17'9 x 10'10 (5.41m x 3.30m)

**Dining Room**

10'10 x 11'6 (3.30m x 3.51m)

**Master Bedroom**

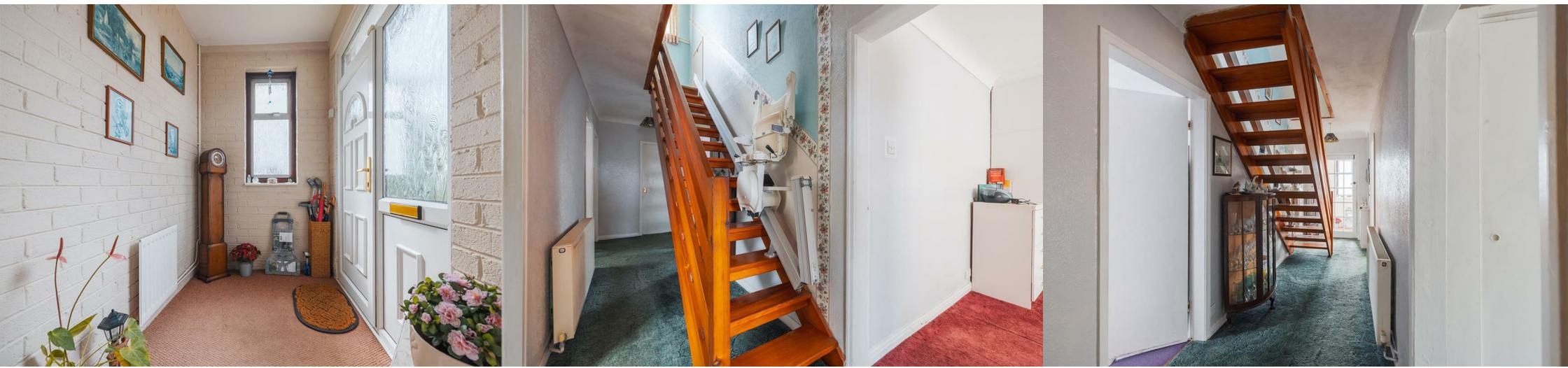
11'10 x 11'10 (3.61m x 3.61m)

**Second Bedroom**

11'10 x 11'10 (3.61m x 3.61m)

**Third Bedroom**

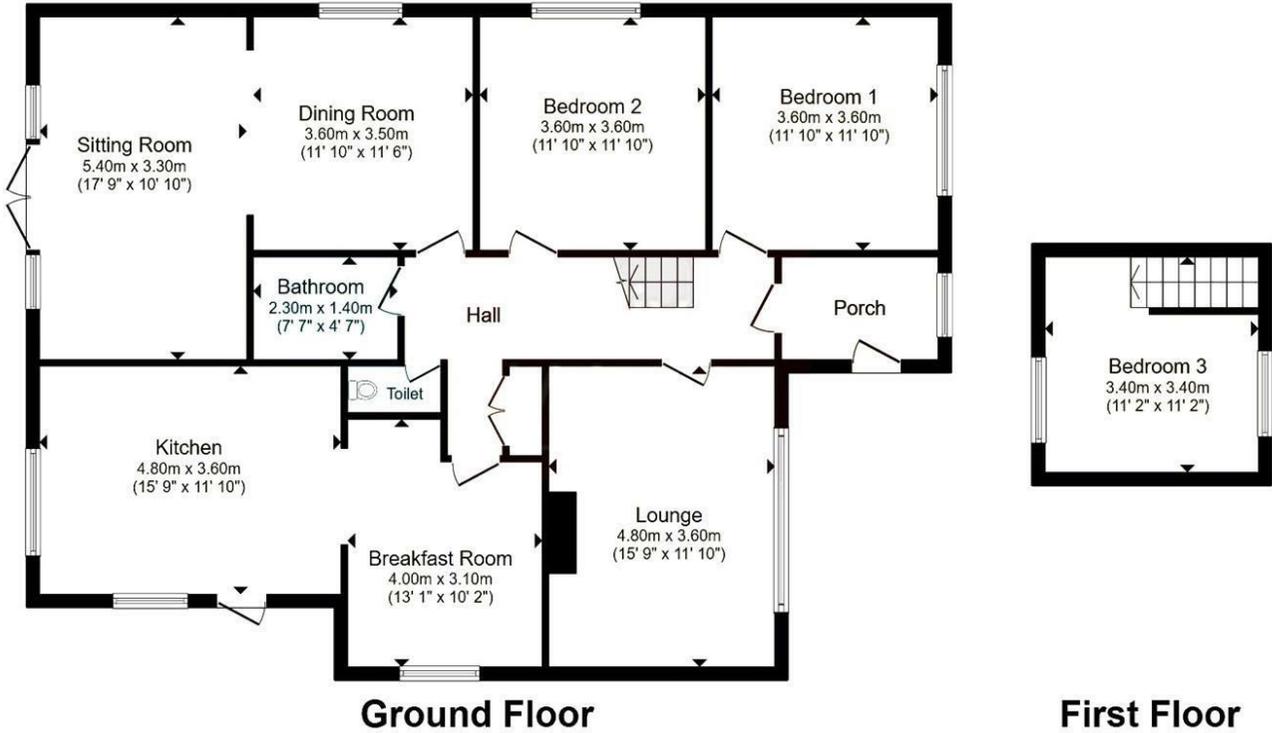
11'2 x 11'2 (3.40m x 3.40m)



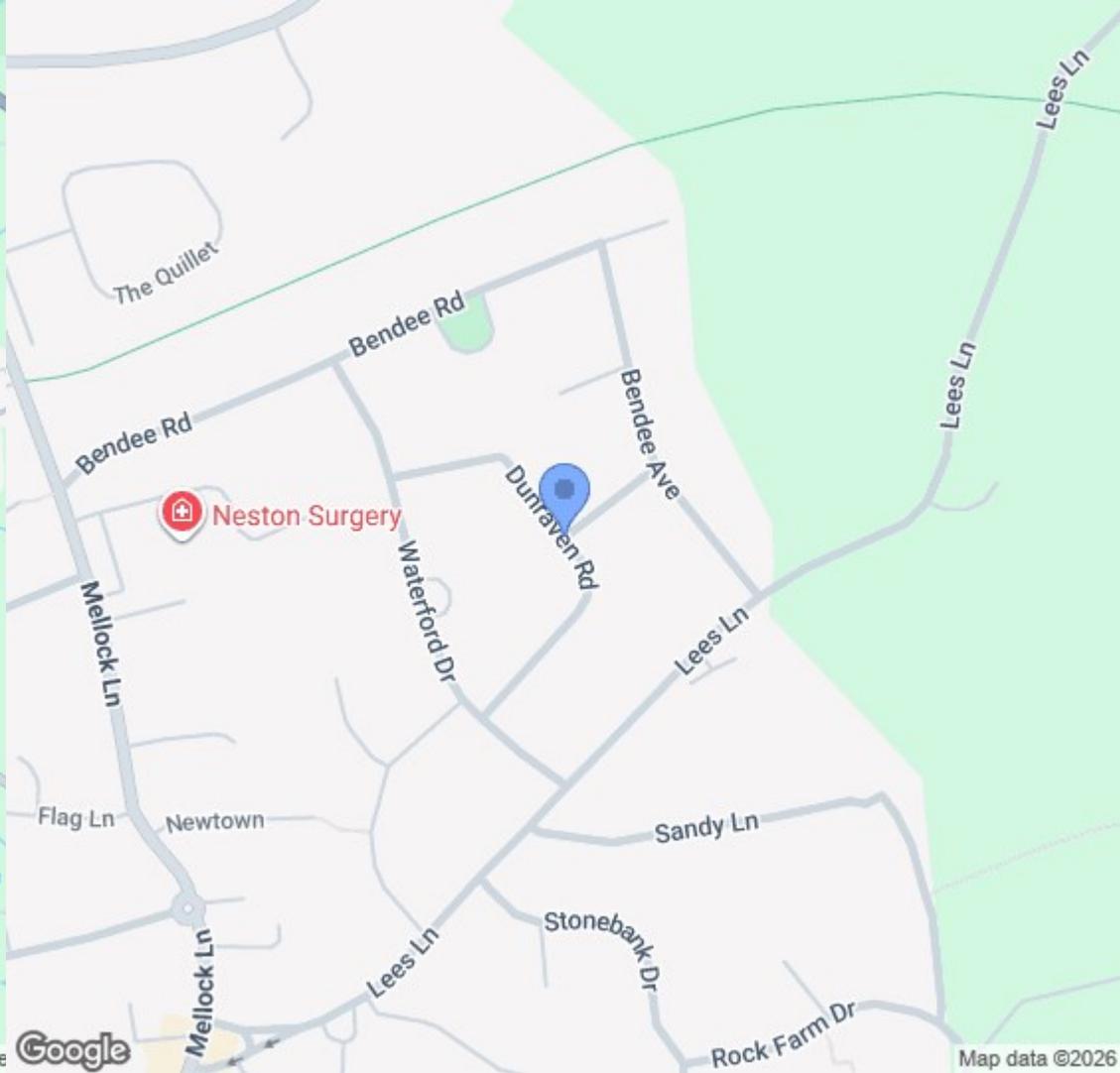
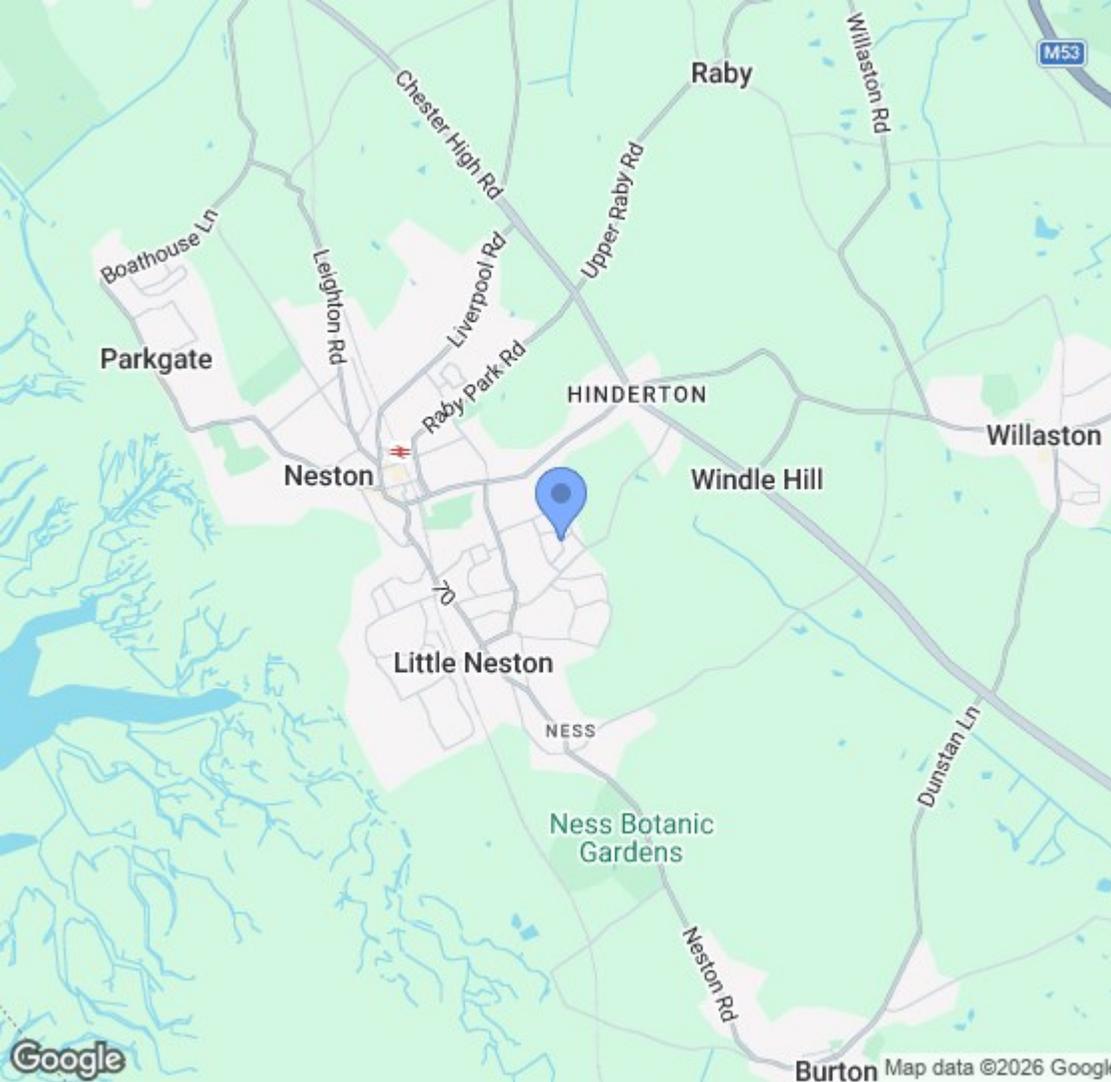


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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

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

0151 353 1333