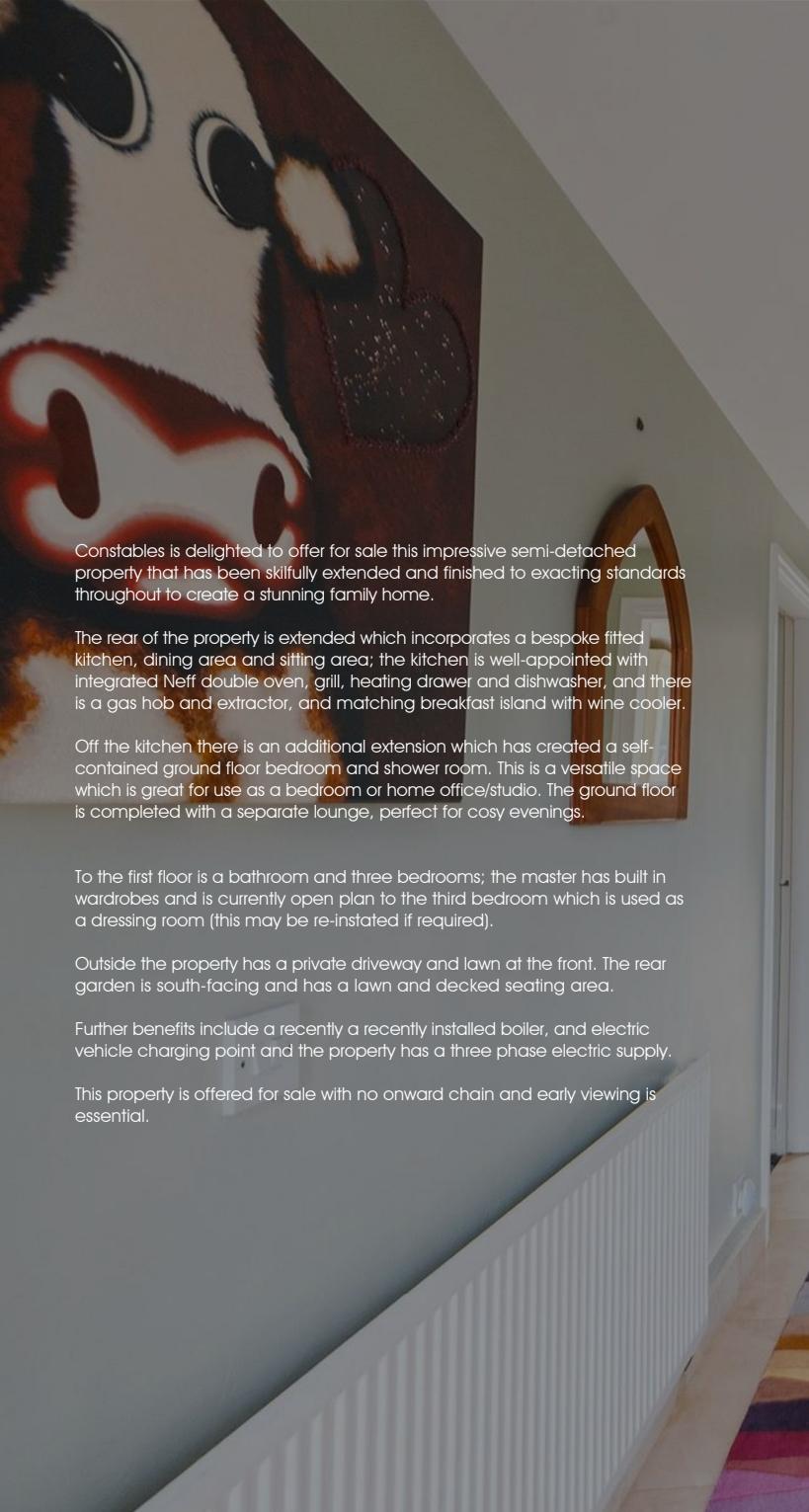




**Constables**  
SALES & LETTINGS

Sandon Crescent, Neston

£325,000



Constables is delighted to offer for sale this impressive semi-detached property that has been skilfully extended and finished to exacting standards throughout to create a stunning family home.

The rear of the property is extended which incorporates a bespoke fitted kitchen, dining area and sitting area; the kitchen is well-appointed with integrated Neff double oven, grill, heating drawer and dishwasher, and there is a gas hob and extractor, and matching breakfast island with wine cooler.

Off the kitchen there is an additional extension which has created a self-contained ground floor bedroom and shower room. This is a versatile space which is great for use as a bedroom or home office/studio. The ground floor is completed with a separate lounge, perfect for cosy evenings.

To the first floor is a bathroom and three bedrooms; the master has built in wardrobes and is currently open plan to the third bedroom which is used as a dressing room (this may be re-instated if required).

Outside the property has a private driveway and lawn at the front. The rear garden is south-facing and has a lawn and decked seating area.

Further benefits include a recently installed boiler, and electric vehicle charging point and the property has a three phase electric supply.

This property is offered for sale with no onward chain and early viewing is essential.



# Constables

SALES & LETTINGS

- Extended Semi-Detached Property
- Ground Floor Bedroom & Shower Room
- Enclosed Rear Garden
- No Onward Chain
- Superb Open Plan Kitchen-Living Space
- Three Additional Bedrooms (NB Bedroom one and three currently open as one room)
- Large Frontage
- Separate Lounge
- Bathroom
- Cul-De-Sac Location



## Entrance Hallway

### Lounge

14'0" x 11'0" (4.28m x 3.37m)

### Kitchen-Living-Dining Room

18'9" max x 15'1" (5.72m max x 4.60m)

### Ground Floor Bedroom

15'10" x 7'5" (4.85m x 2.28m)

### Shower Room

### Landing

### Bedroom One & Bedroom Three

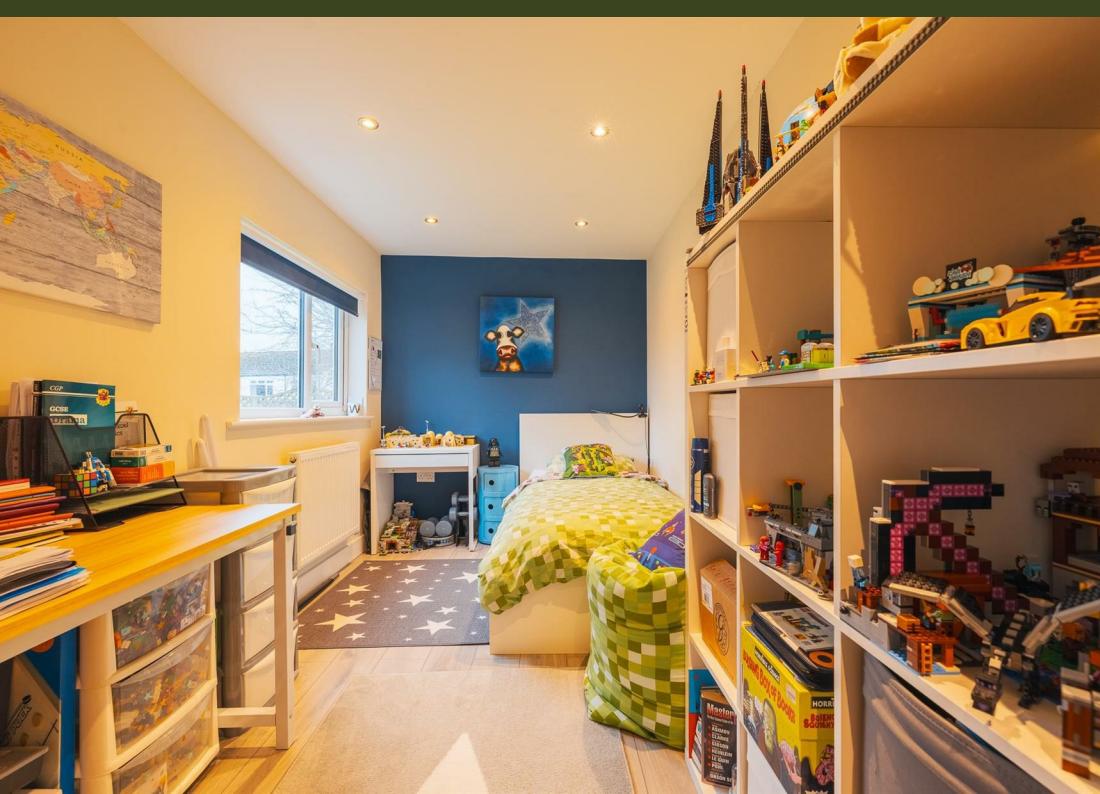
17'5" max x 10'8" to wardrobes  
(5.33m max x 3.27m to wardrobes)  
Currently open as one room.

### Bedroom Four

8'4" x 11'9" (2.55m x 3.60)

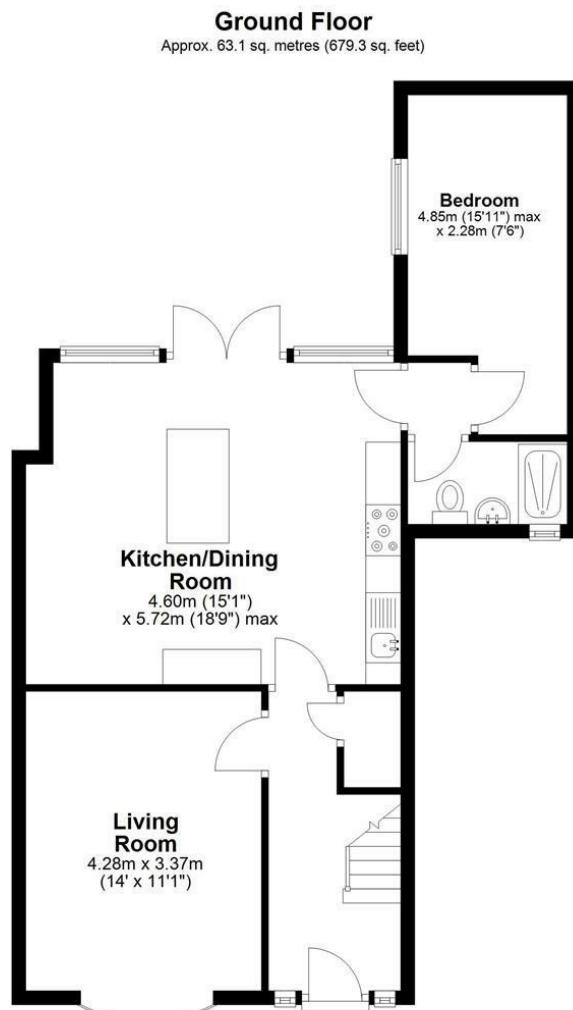
### Bathroom





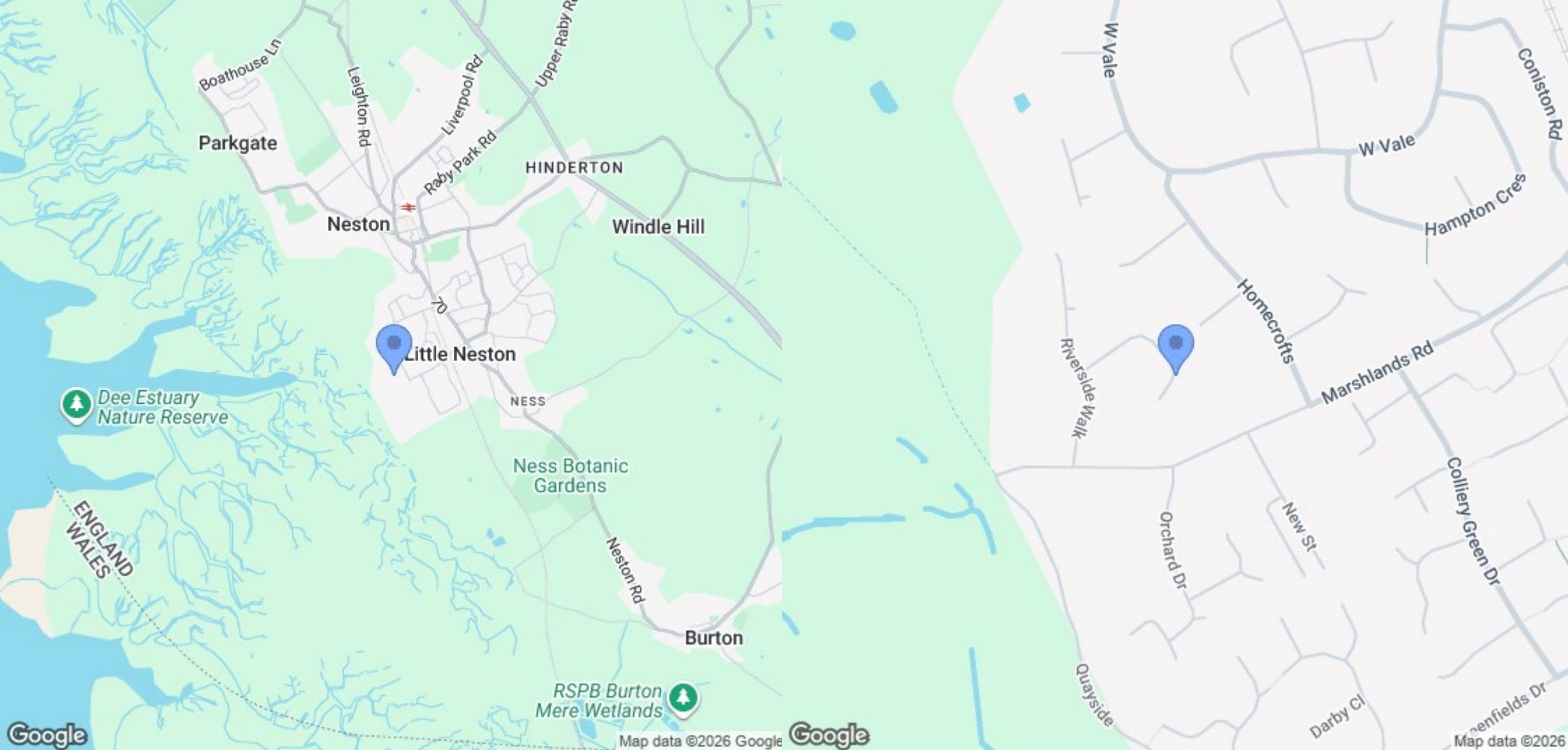
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 98.2 sq. metres (1056.7 sq. feet)

**22 Sandon Crescent, NESTON**



## Location Map

# Constables

S A L E S & L E T T I N G S

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