



**Constables**  
SALES & LETTINGS

Ringway

, Neston

£195,000

A semi-detached house with a light-colored facade and a green door. The house has a gabled roof with a chimney and a small circular window above the door. The driveway is covered in fallen autumn leaves. The house is situated in a residential area with other houses visible in the background.

Situated within easy reach of Neston town centre and its range of shops, amenities and transport links, this three bedroom semi-detached property would make an ideal first-time purchase or investment opportunity and is offered for sale with no onward chain.

The accommodation is entered via a welcoming entrance hall which leads through to a bright through-lounge, providing comfortable living space and access into a further sitting/dining room. To the rear, the kitchen opens into a good-sized conservatory, creating an additional reception space overlooking the garden. A ground floor WC completes the ground floor layout.

To the first floor are three well-proportioned bedrooms, served by a main family bathroom.

Externally, the property benefits from a larger-than-average rear garden enjoying a sunny and private aspect, making it ideal for outdoor seating and entertaining. To the front, there is driveway parking.

Further benefits include double glazing and gas central heating throughout.



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- Double Fronted Three Bedroom Semi
- Double Glazed Throughout
- No Onward Chain
- Off Road Parking
- Gas Central Heating
- Generous Room Sizes
- Spacious South Facing Garden

## Entrance Hall

### Lounge

9'11 x 11'1 (3.02m x 3.38m)

### Kitchen

5'10 x 18'0 (1.78m x 5.49m)

### Living Room

15'3 x 9'11 (4.65m x 3.02m)

### Conservatory

9'6 x 14'6 (2.90m x 4.42m)

## First Floor

### Master Bedroom

9 x 14'8 (2.74m x 4.47m)

### Second Bedroom

9 x 10'3 (2.74m x 3.12m)

### Third Bedroom

5'11 x 11'4 (1.80m x 3.45m)

### Bathroom

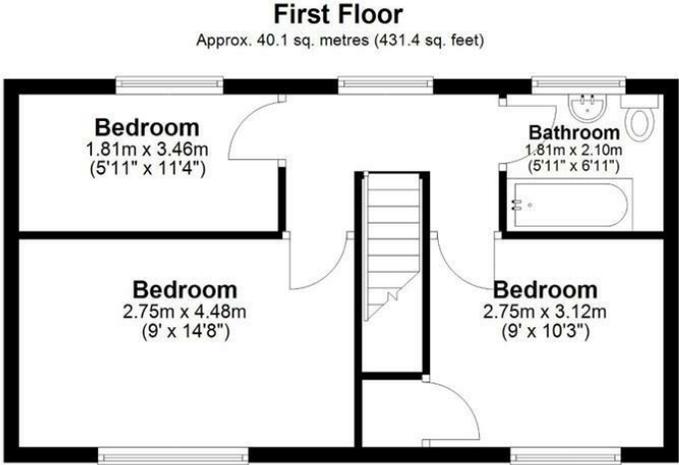
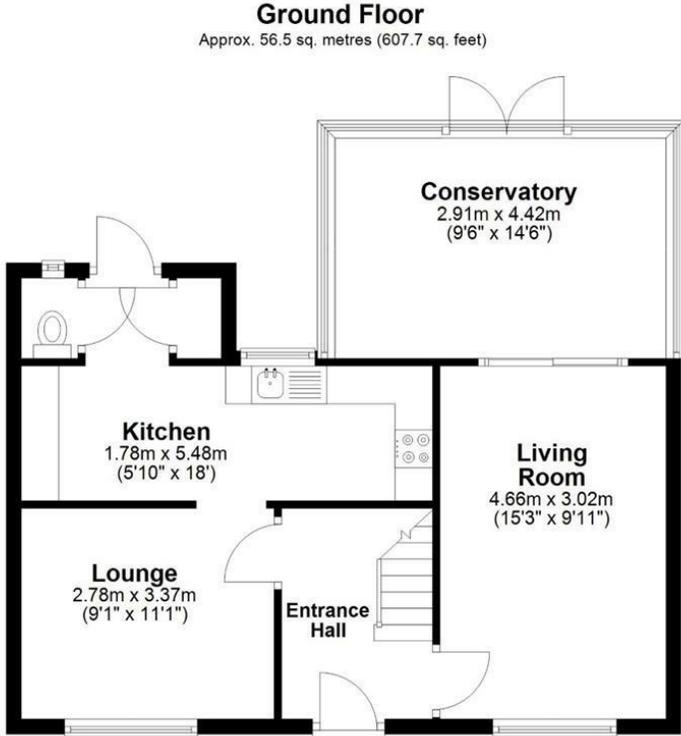
5'11 x 6'11 (1.80m x 2.11m)



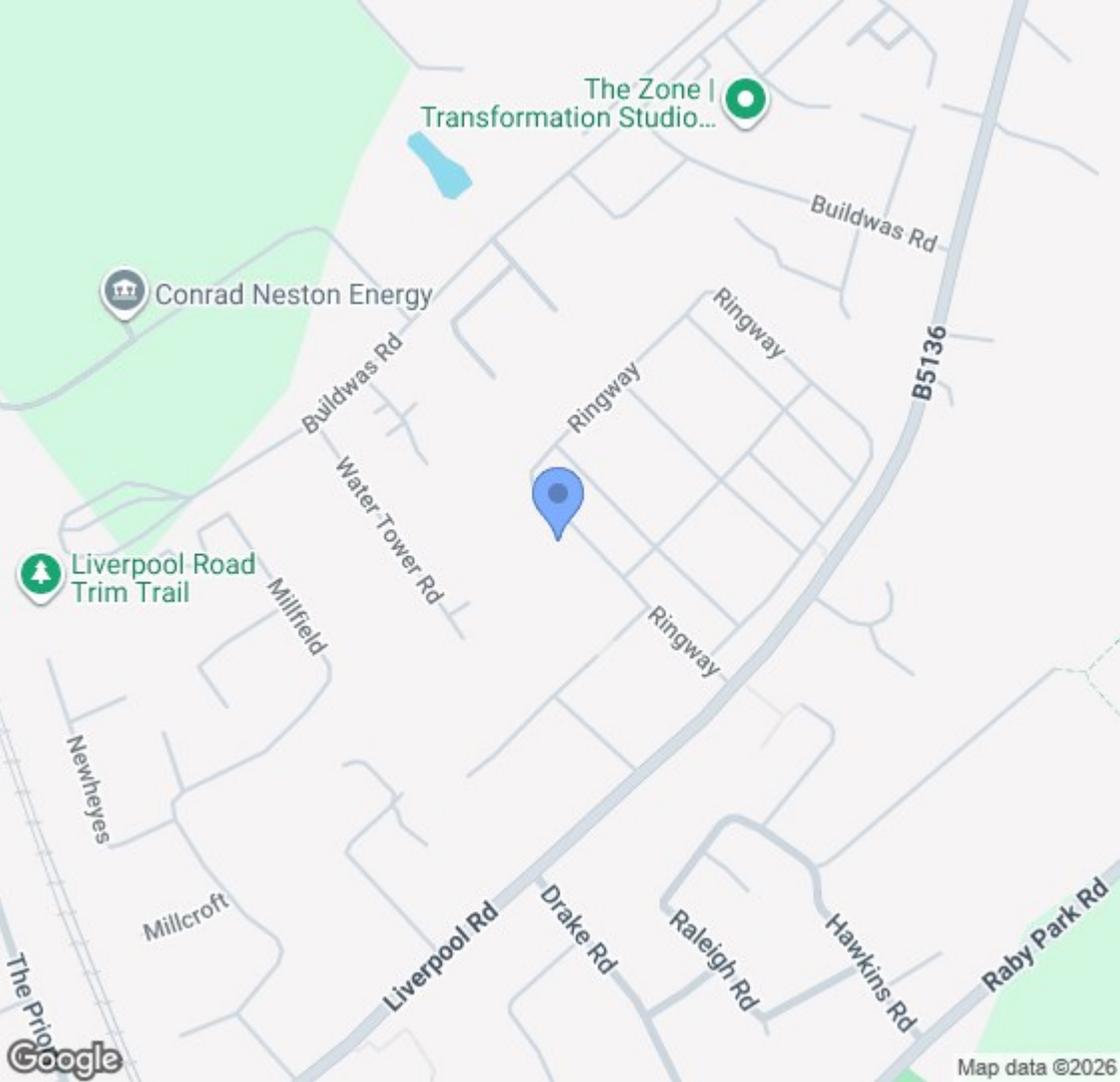
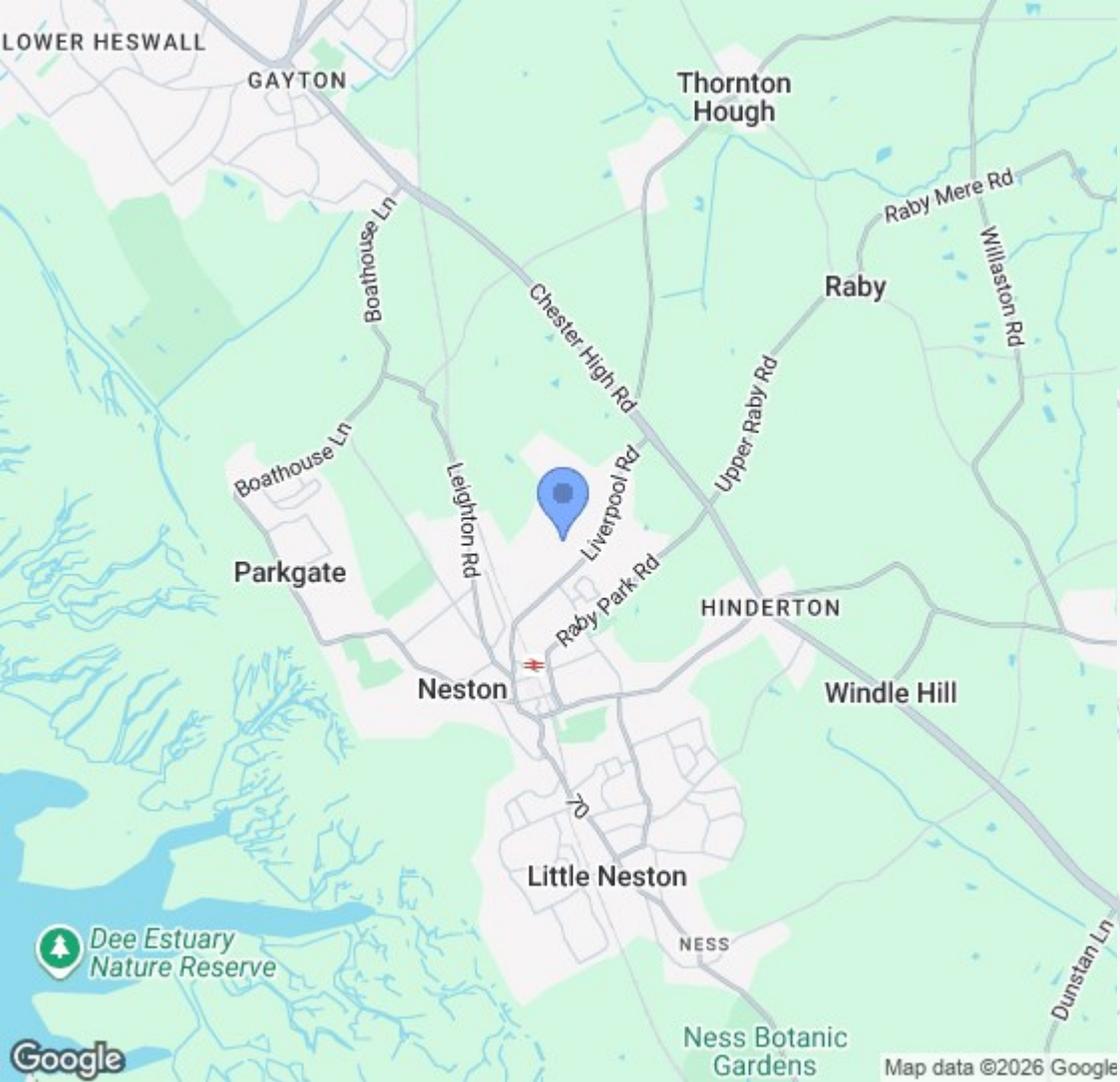


# EPC & Floor Plan

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>	73	79
(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	



27 Ringway, NESTON



## Location Map

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S A L E S   &   L E T T I N G S

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