



**Constables**  
SALES & LETTINGS

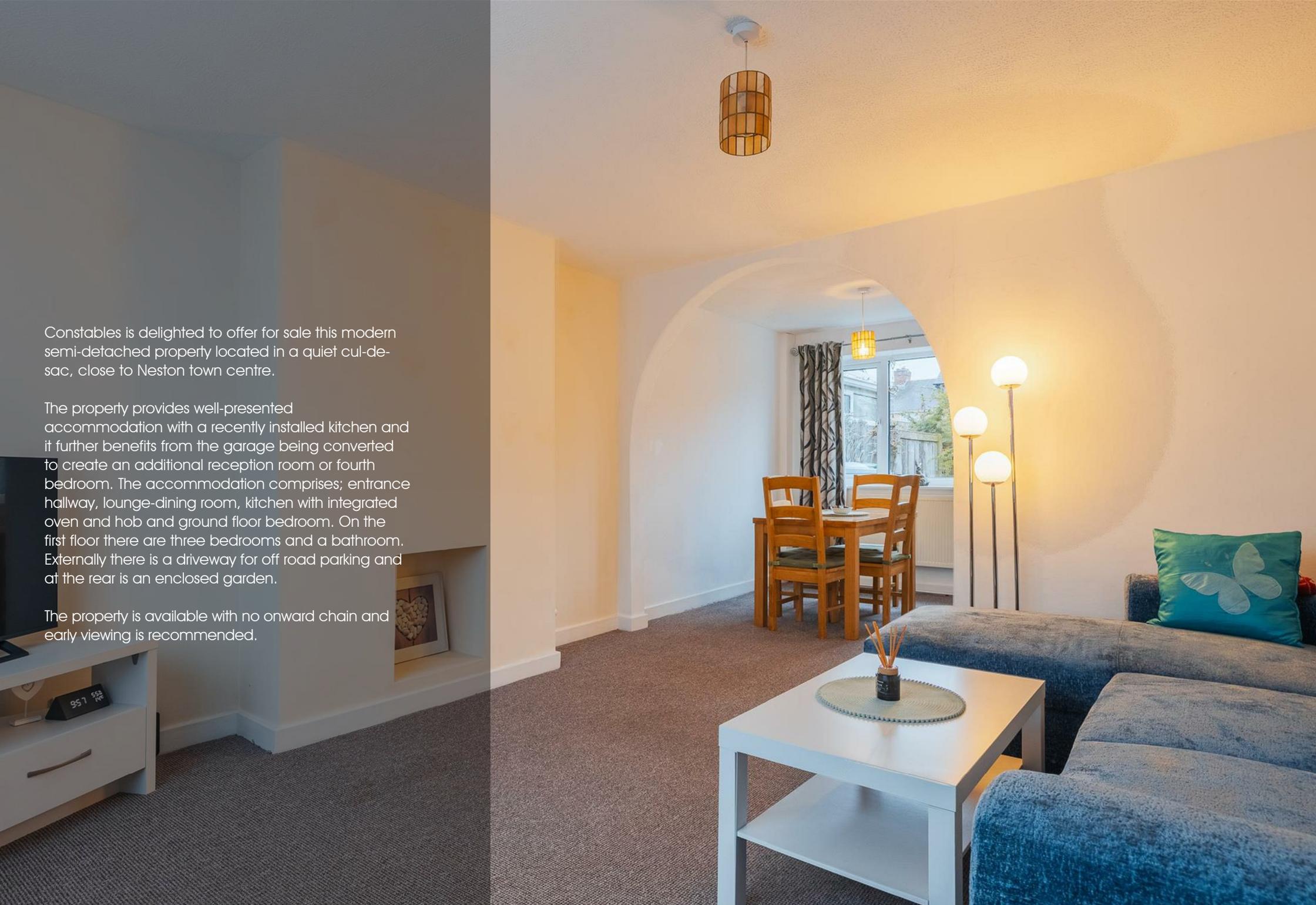
Highfield Close , Neston

£270,000

Constables is delighted to offer for sale this modern semi-detached property located in a quiet cul-de-sac, close to Neston town centre.

The property provides well-presented accommodation with a recently installed kitchen and it further benefits from the garage being converted to create an additional reception room or fourth bedroom. The accommodation comprises; entrance hallway, lounge-dining room, kitchen with integrated oven and hob and ground floor bedroom. On the first floor there are three bedrooms and a bathroom. Externally there is a driveway for off road parking and at the rear is an enclosed garden.

The property is available with no onward chain and early viewing is recommended.





# Constables

SALES & LETTINGS

- Semi-Detached Property
- Cul-de-Sac Location
- Close to Town Centre
- Council Tax Band: C
- Four Bedrooms
- Off Road Parking
- No Onward Chain
- Lounge-Dining Room
- Rear Garden
- Tenure: Freehold

## Hall

## Lounge

13'10" x 12'10" (4.22m x 3.91m)

## Dining Room

7'10" x 7'10" (2.39m x 2.39m)

## Kitchen

18'1" x 7'10" (5.51m x 2.39m)

## Bedroom Four/Family Room

14'2" x 9'4" (4.32m x 2.84m)

## Landing

## Bedroom One

13'1" x 9'5" (3.99m x 2.87m)

## Bedroom Two

9'5" x 8'8" (2.87m x 2.64m)

## Bedroom Three

8'5" min x 6'5" (2.57m min x 1.96m)

## Bathroom

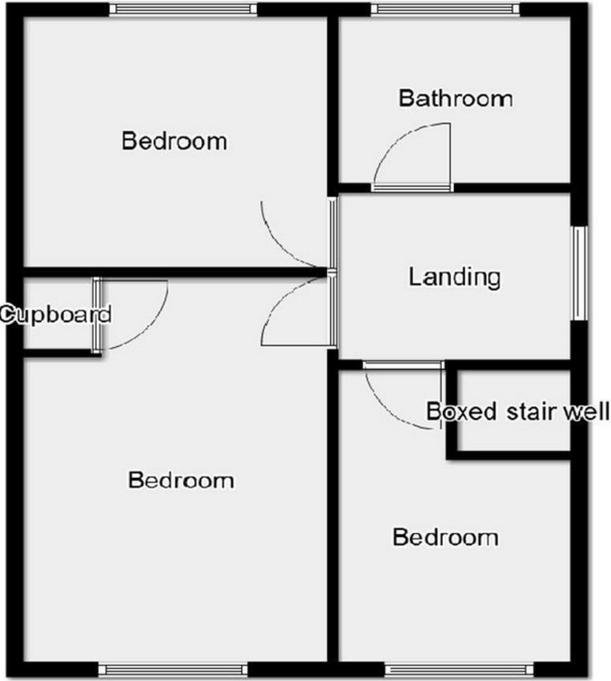
6'4" x 5'8" (1.93m x 1.73m)

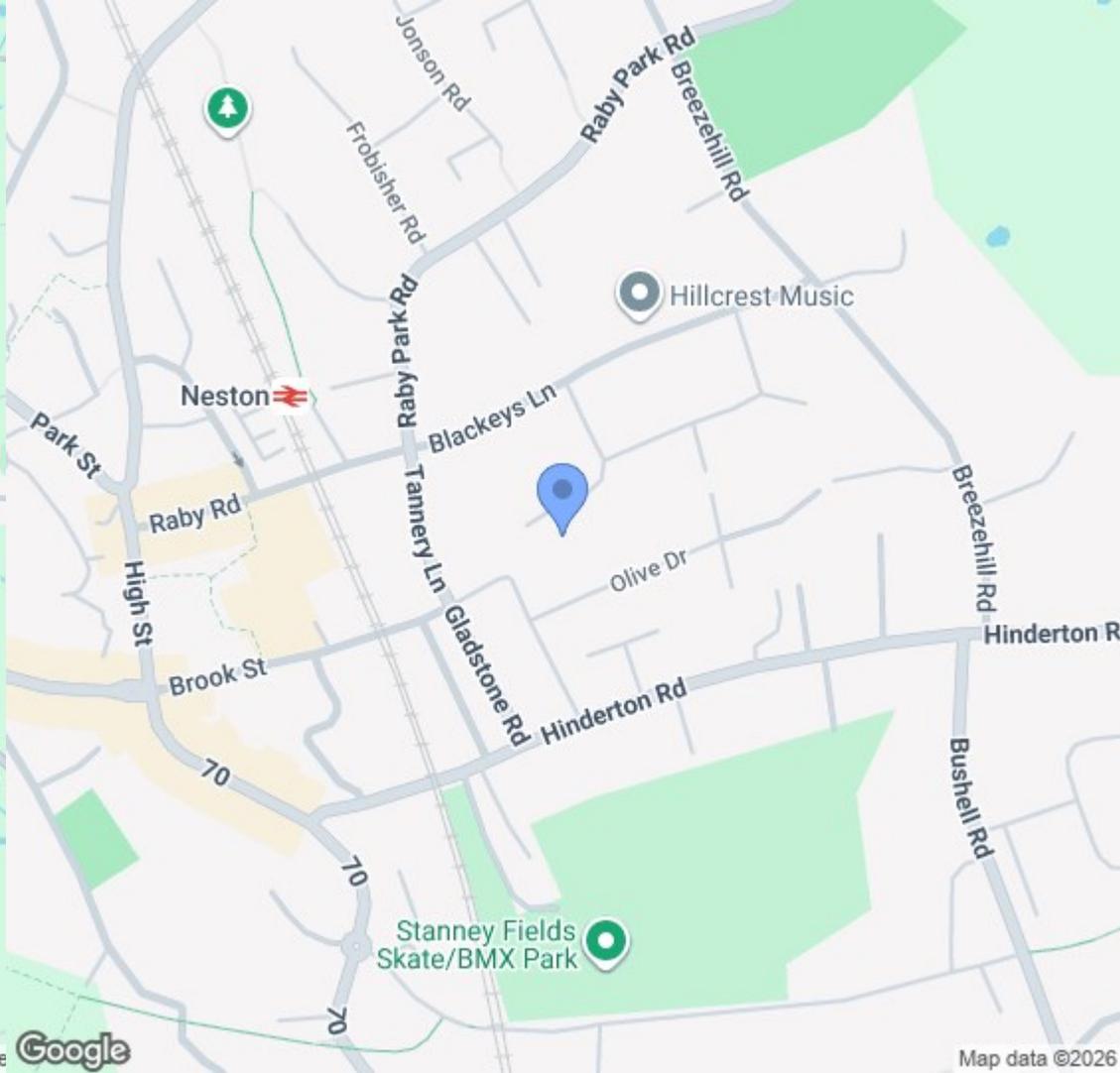
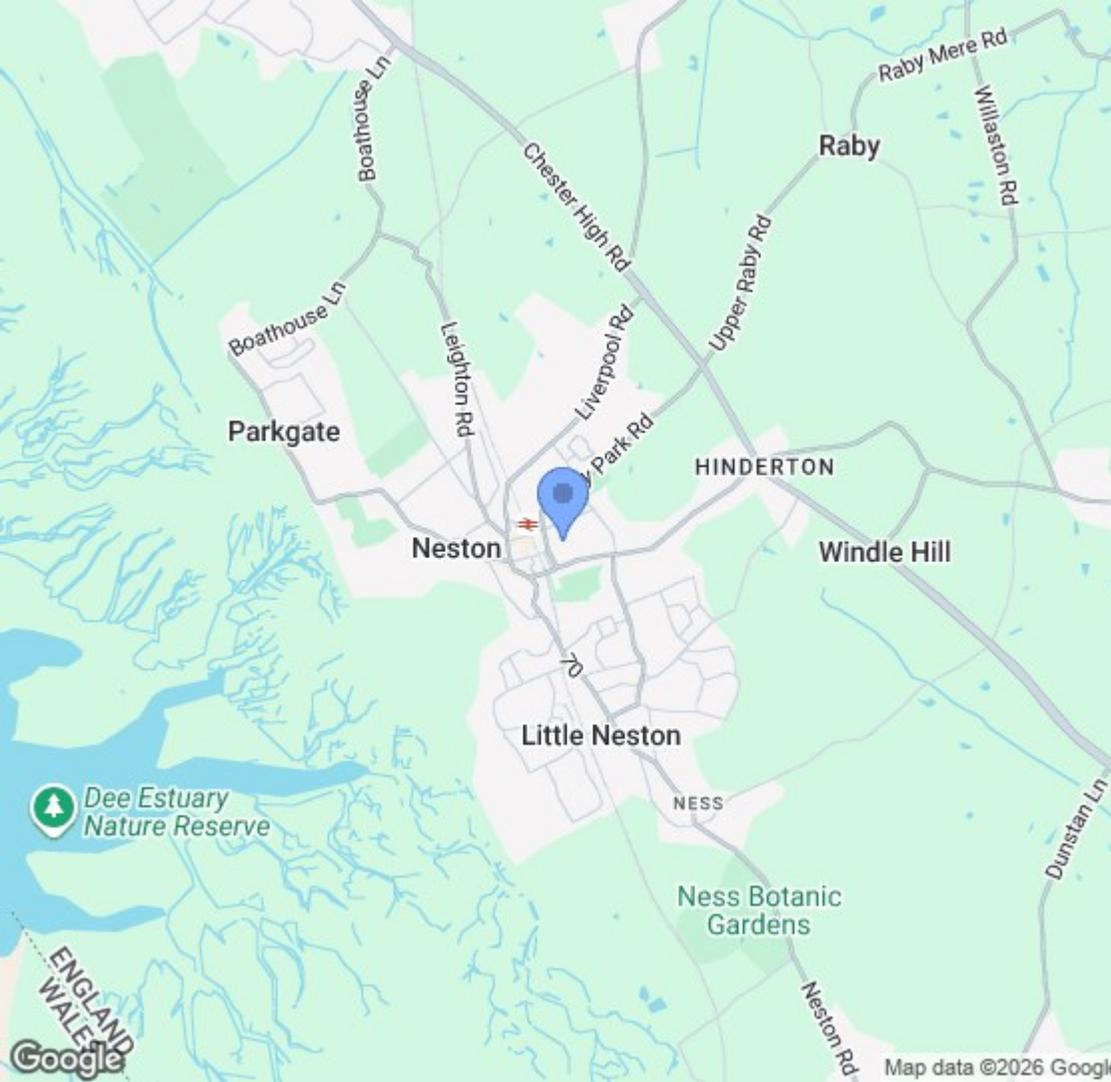




# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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	





Location Map

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S A L E S   &   L E T T I N G S

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