

# DRAFT DETAILS

# Constables

SALES & LETTINGS



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## 13 The Birches Neston CH64

## £185,000



- Three bedroom semi detached property
- Well Appointed Throughout
- Open Plan Kitchen Diner
- Currently Used As Student Rental
- Vacant Possession Available
- Off Road Parking And Courtyard Garden

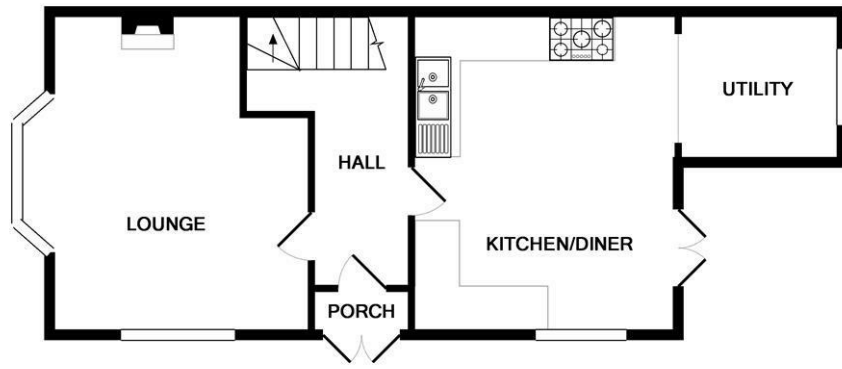
Occupying a pleasant position within a popular residential area, this well presented three bedroom semi detached property offers spacious and versatile accommodation, currently utilised as a successful student rental for Leahurst veterinary students and available with vacant possession.

The property is entered via a welcoming hallway which leads through to a bright and generously sized living room, enjoying ample natural light and a comfortable layout. To the rear, an open plan kitchen diner provides a sociable heart of the home, fitted with a range of units and offering plenty of space for dining and entertaining, with access out to the rear garden.

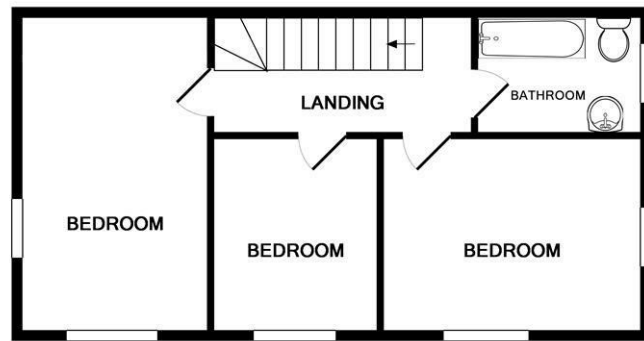
To the first floor, there are three well proportioned bedrooms, all presented in excellent condition, along with a modern family bathroom complete with a three piece suite.

Externally, the property benefits from off road parking to the front. To the rear, a low maintenance courtyard style garden provides a private outdoor space ideal for relaxing or entertaining.

The property is situated in a highly regarded area, popular with both owner occupiers and investors, with excellent access to local amenities, transport links and the Leahurst campus, making it an ideal purchase for a range of buyers.



GROUND FLOOR



1ST FLOOR

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Porch**

**Entrance Hall**

**Lounge**

**Kitchen / Diner**

**Utility Room**

**First Floor**

**Master Bedroom**

**Second Bedroom**

**Third Bedroom**

**Family Bathroom**

