



**Constables**  
SALES & LETTINGS

Victoria Road

Little Neston, Neston

£385,000



Constables is delighted to offer for sale this stunning Grade II listed sandstone property located along a quiet lane in the heart of Little Neston.

Believed to date back to mid 1800s this impressive property has been refurbished and restored and is now presented in the most apt of styles; retaining character features and introducing contemporary finishes that synergise perfectly.

The accommodation is over four floors with split level flooring. The accommodation comprises; 27ft through lounge with sandstone fireplace and log burning stove. Dining room with bi-fold doors that is open plan to a contemporary kitchen, utility and WC. A staircase leads down to the basement which would make an ideal study, snug or third bedroom.

A bespoke ash staircase with glass leads to the first floor where there is the master bedroom and a stylish bathroom and a stairs lead to the top floor where there is an attic bedroom.

Outside the property there is an incredibly private garden that enjoys a sunny aspect and at the front a driveway provides off road parking.

The property is offered for sale with no onward chain and early viewing is recommended.



# Constables

SALES & LETTINGS

- Two / Three Bedroom Character Cottage
- Immaculately Presented Throughout
- Sought After Location
- Council Tax Band: D (Cheshire West & Chester)
- Accommodation over Four Floors
- Private Rear Garden
- No Onward Chain
- Open Plan Reception Rooms
- Off Road Parking
- Tenure: Freehold

## Ground Floor

### Lounge/Sitting Room

27'8" x 11'5" (8.43m x 3.48m)

### Kitchen

12'9" x 9'1" (3.91m x 2.77m)

### Dining Room

16'9" x 11'3" (5.13m x 3.45m)

### Utility

### WC

### Basement

### Bedroom 3/Snug

15'1" x 11'3" (4.62m x 3.43m)

## First Floor

### Landing

### Bedroom 1

11'3" x 10'11" (3.45m x 3.35m)

### Bathroom

## Second Floor

### Bedroom 2

19'3" x 11'1" (5.87m x 3.38m)

### Garden

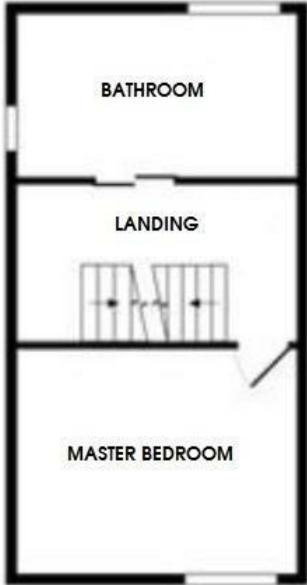




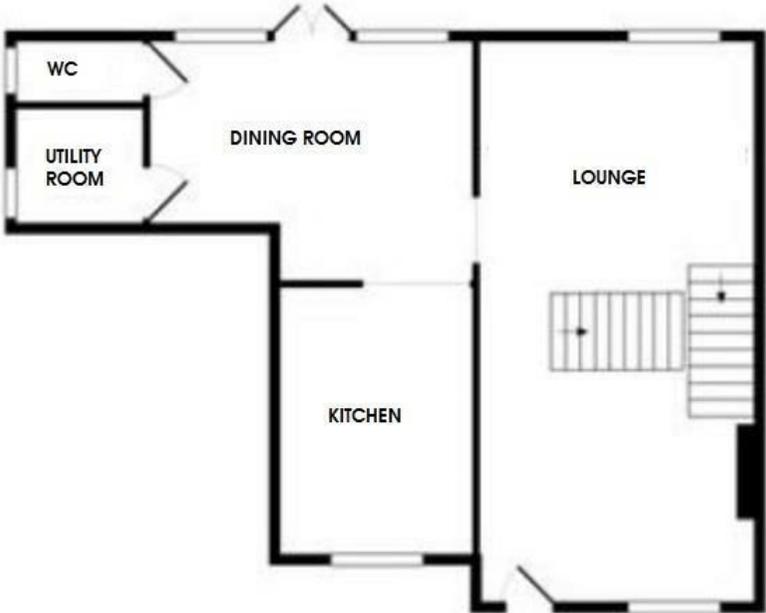
# EPC & Floor Plan



LOWER GROUND



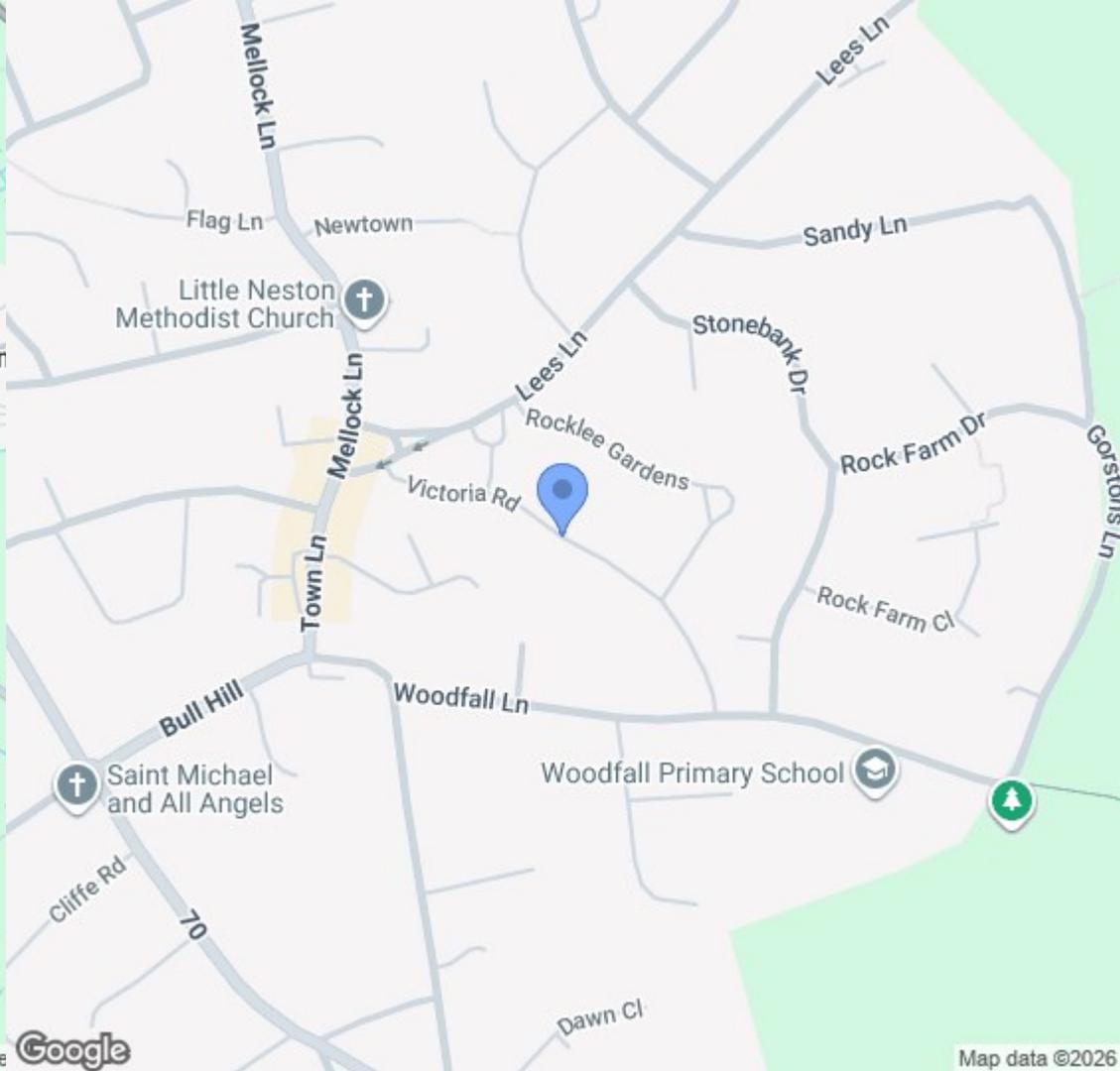
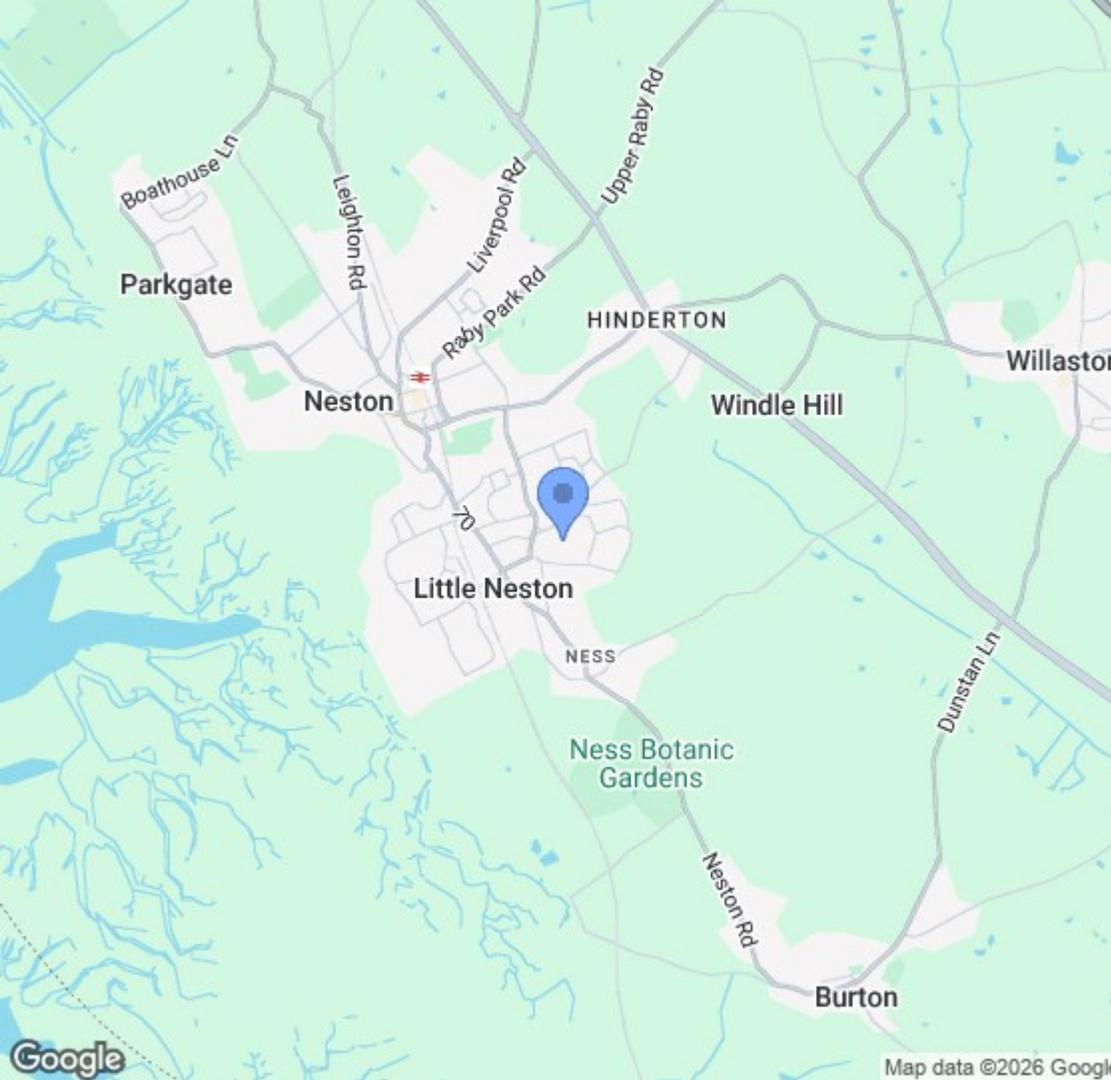
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Location Map

# Constables

S A L E S   &   L E T T I N G S

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