



**Constables**  
SALES & LETTINGS

Sandon Crescent, Neston

£315,000



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 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

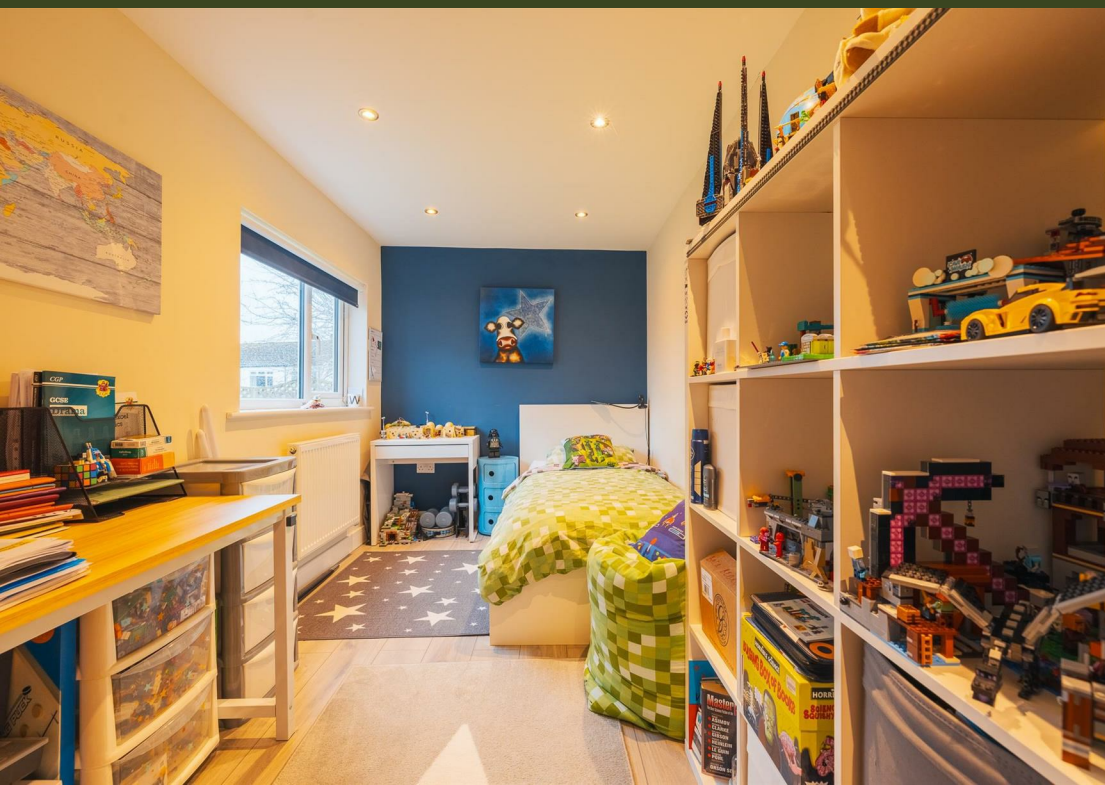
17'5" max x 10'8" to wardrobes  
(5.33m max x 3.27m to wardrobes)  
Currently open as one room.

## Bedroom Four


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

## Bathroom



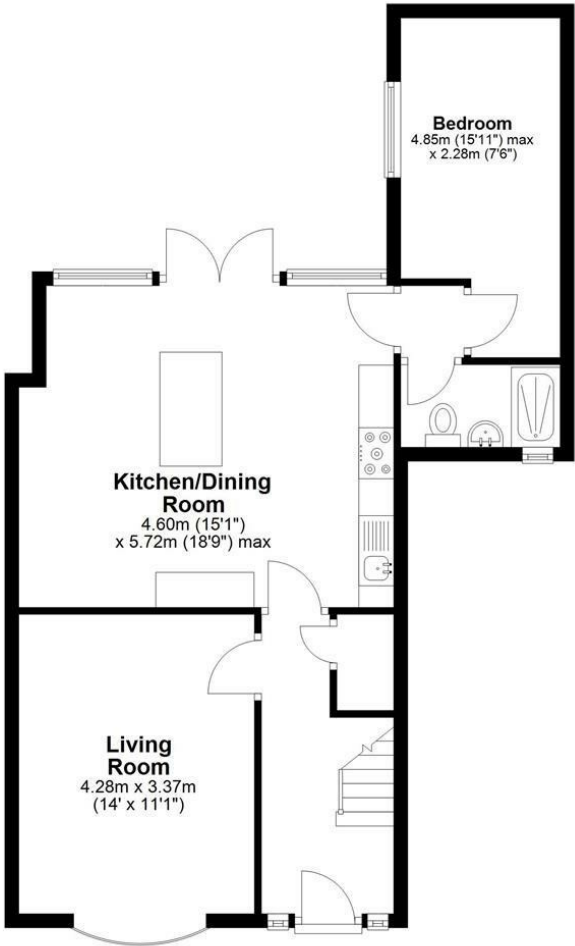


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>64</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	

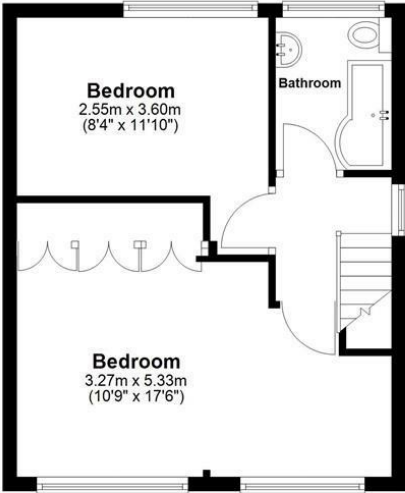
## Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



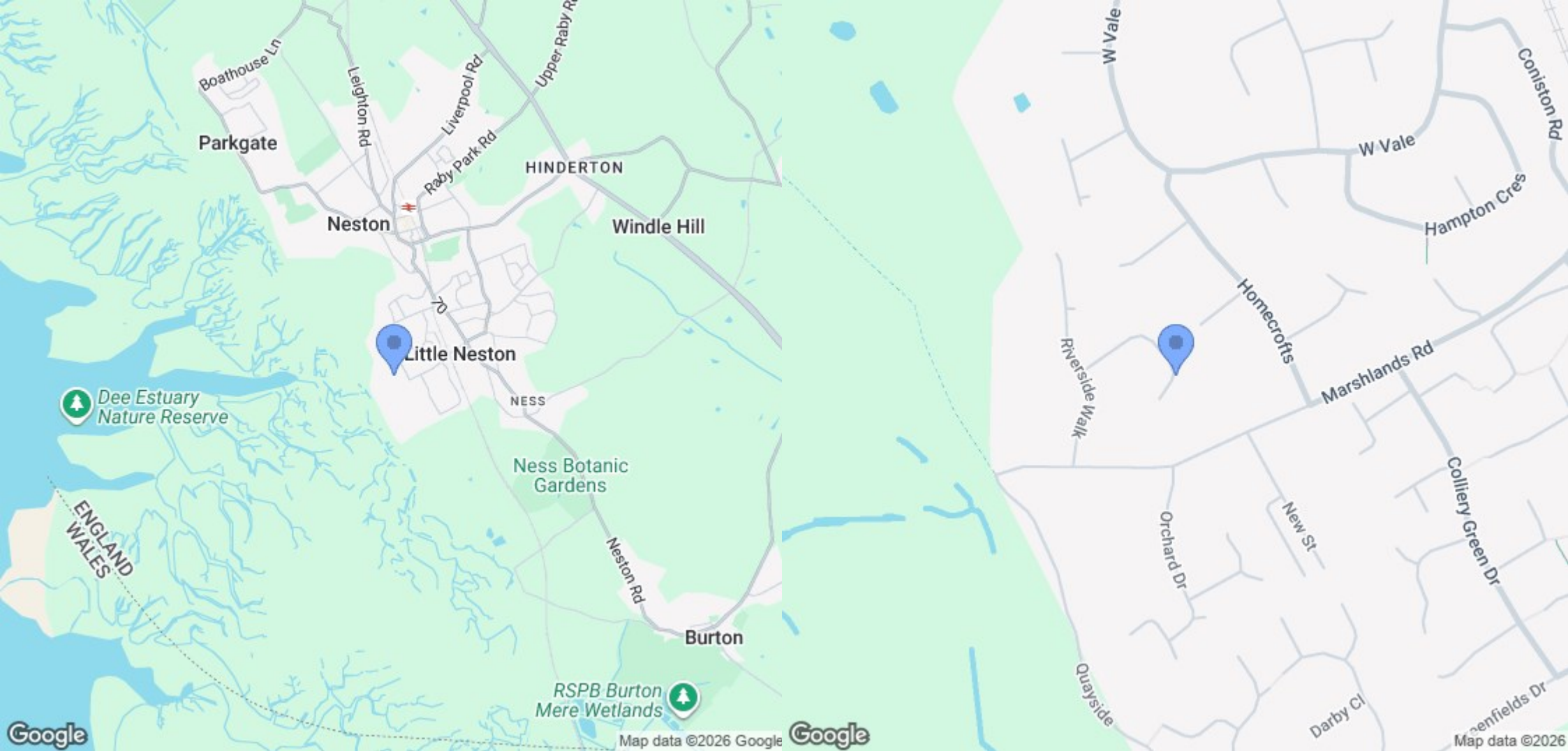
## First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



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

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333