




**Constables**  
SALES & LETTINGS

Liverpool Road Neston,

£155,000



Set in the heart of Neston, this charming two bedroom mid-terrace sandstone cottage offers an excellent opportunity for buyers looking to modernise and add value. Within easy reach of local amenities, the property combines character features with generous outside space, making it an ideal first home or investment.

The accommodation begins with an entrance porch leading into a cosy lounge, complete with a feature fireplace. A separate dining room sits to the rear, enjoying views over the courtyard and benefiting from a second chimney breast along with original built-in storage within the alcove. The galley-style kitchen is fitted with a modern combi boiler and provides access to the rear via a stable door.

To the first floor, there are two well-proportioned double bedrooms and a bathroom fitted with a white three-piece suite and shower over the bath.

Externally, the property enjoys a low-maintenance front garden, while to the rear there is a generous courtyard with an original outbuilding. Beyond this, a further garden area offers hardstanding and a shed, providing additional useful outdoor space.

Neston is a highly regarded location, offering a range of local shops, cafés and transport links, making it a popular choice for a wide range of buyers.

# Constables

SALES & LETTINGS

- Two Bedroom Mid-Terrace Sandstone Cottage
- Scope for Modernisation

- Heart of Neston Location
- Two Double Bedrooms

- Ideal for First Time Buyers and Investors
- Character Features

**Entrance Hall**

**Lounge**

**Dining Room**

**Kitchen**

**First Floor**

**Master Bedroom**

**Second Bedroom**

**Bathroom**

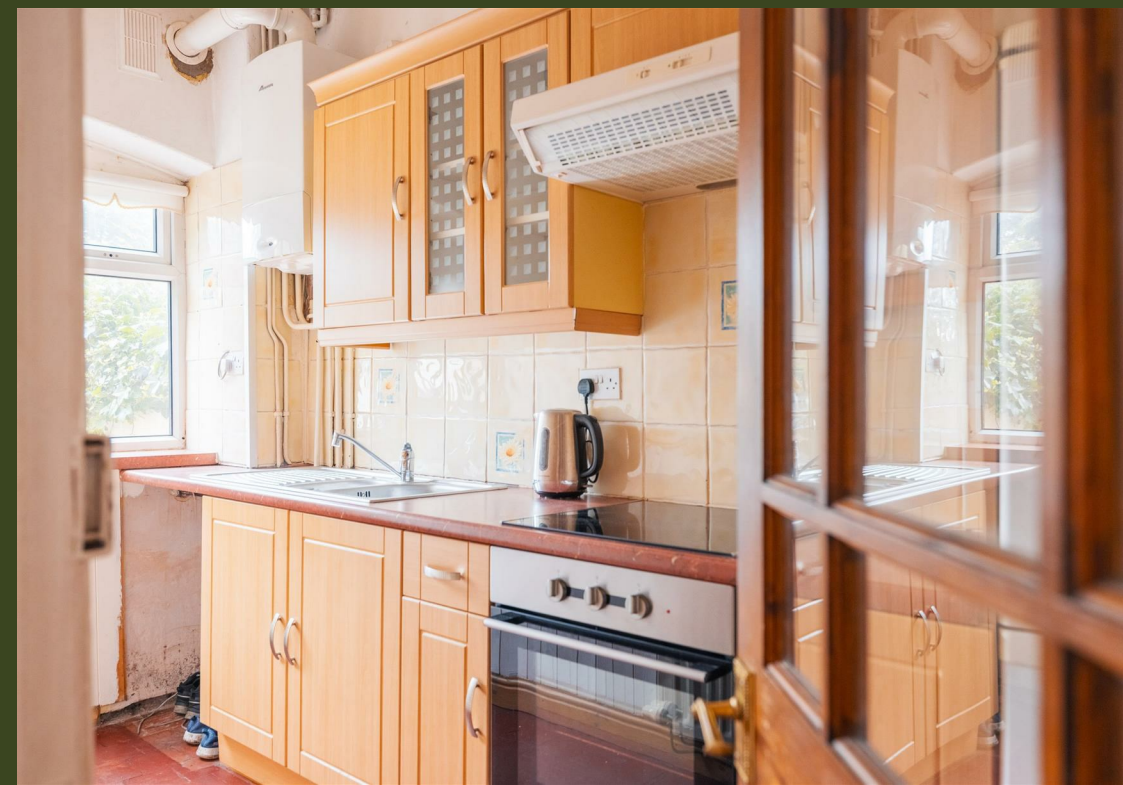
**External**

**Front Garden**


**Rear Garden**

**Outbuilding**

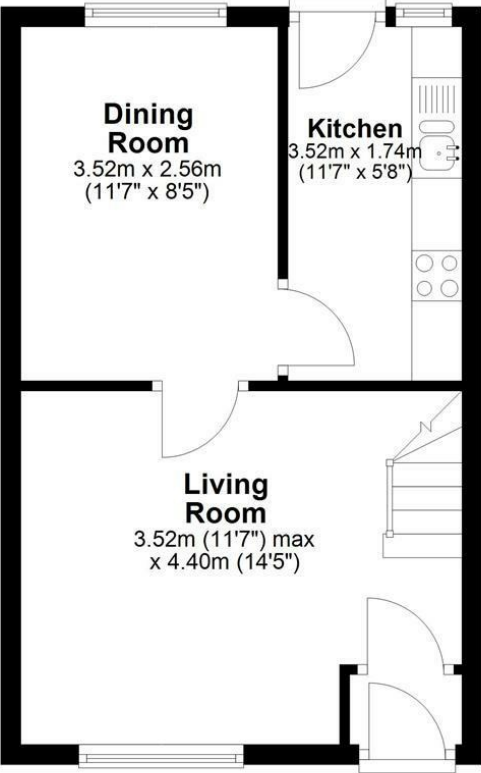




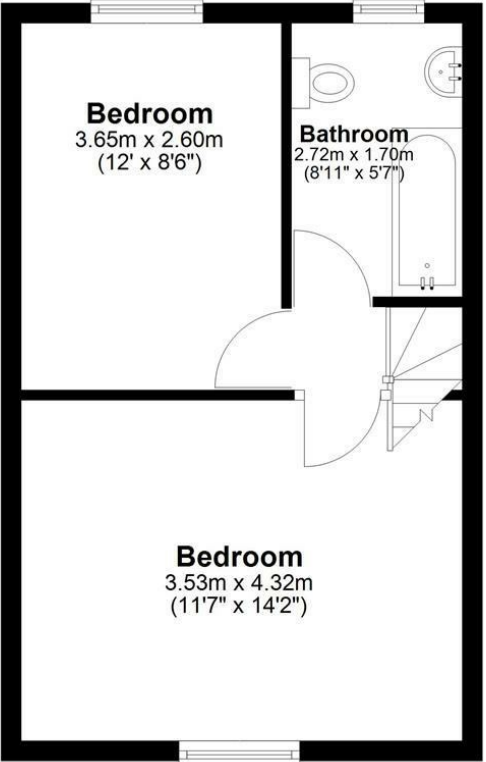
# EPC & Floor Plan

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>82</b>   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | <b>61</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<br>2002/91/EC |  |

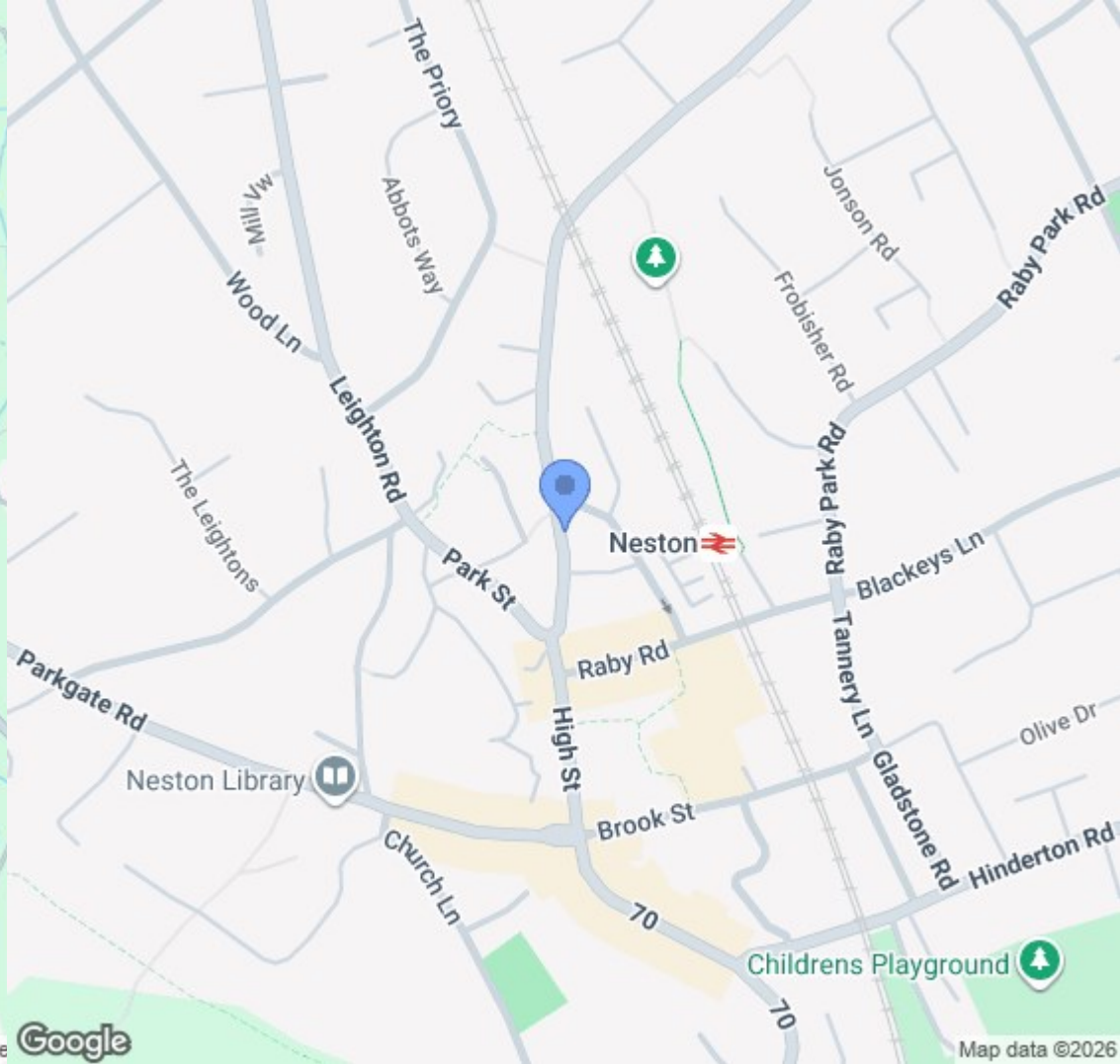
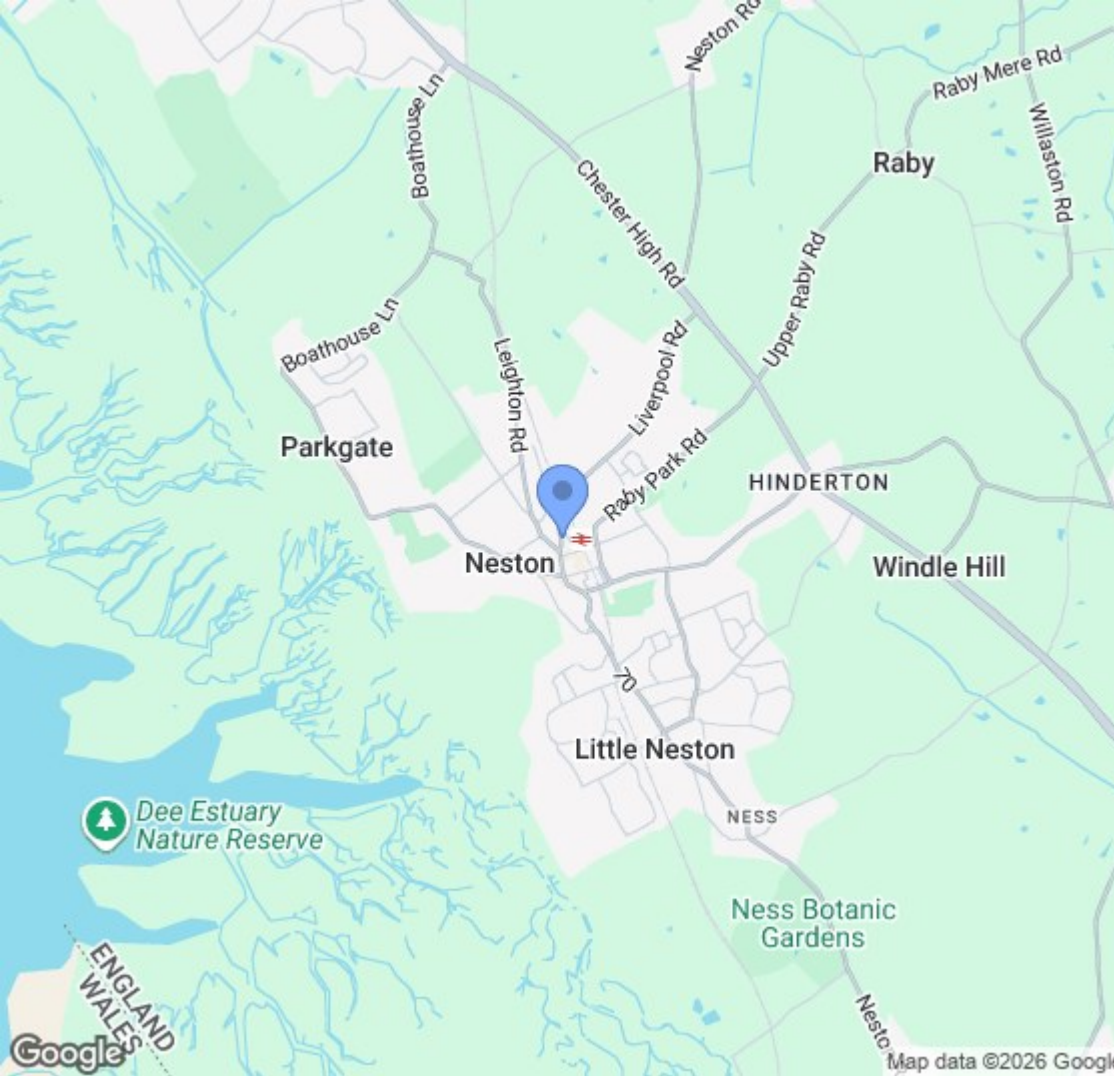
**Ground Floor**  
Approx. 31.4 sq. metres (338.3 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 62.9 sq. metres (676.7 sq. feet)  
**30 Liverpool Road, NESTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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