



Constables
SALES & LETTINGS

Raby Park Road , Neston

£240,000



A traditional three-bedroom semi-detached property situated in a popular residential area, conveniently located for local amenities and within easy reach of Neston town centre.

The property offers spacious and well-maintained accommodation throughout, briefly comprising an entrance porch opening into a welcoming hallway with staircase to the first floor, a generous lounge with feature stone fireplace and large window allowing plenty of natural light, and a separate dining room with views over the rear garden. The fitted kitchen provides a range of wall and base units with space for appliances and access through to the dining area, creating an ideal space for family living.

To the first floor there are three well-proportioned bedrooms, including two good-sized doubles and a further single bedroom, together with a family bathroom fitted with a washbasin and a bath with an overhead shower and there is a separate WC.

Externally, the property benefits from a good-sized rear garden laid mainly to lawn with mature shrubs and planting, offering a pleasant outdoor space with patio area and useful garage. To the front, a driveway provides off-road parking alongside a pretty landscaped garden with established greenery.

The property offers excellent potential for a buyer to modernise and personalise to their own taste and is offered for sale with no onward chain. Early viewing is highly recommended.



The image shows a hallway with patterned wallpaper. On the left, there are three framed pictures and a light switch. A white door with a diamond-patterned glass panel featuring a pink and blue design is in the center. To the right of the door is a window with brown curtains. A staircase with a wooden handrail and balustrade is on the right. A small white cabinet with a vase of white flowers and a small dog figurine is next to the door. A brass-colored lantern-style light fixture hangs from the ceiling. A metal wire basket is on the floor near the door.

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- Three Bedroom Semi Detached
- Potential To Modernise

- Off Road Parking
- Sought After Neston Location

- Private Rear Garden
- No Onward Chain

Entrance Hall

Living Room

14 x 11'10 (4.27m x 3.61m)

Dining Area

12'4 x 10'11 (3.76m x 3.33m)

Kitchen

12'4 x 7'6 (3.76m x 2.29m)

First Floor

Master Bedroom

14 x 11'9 (4.27m x 3.58m)

Second Bedroom

12'4 x 10'10 (3.76m x 3.30m)

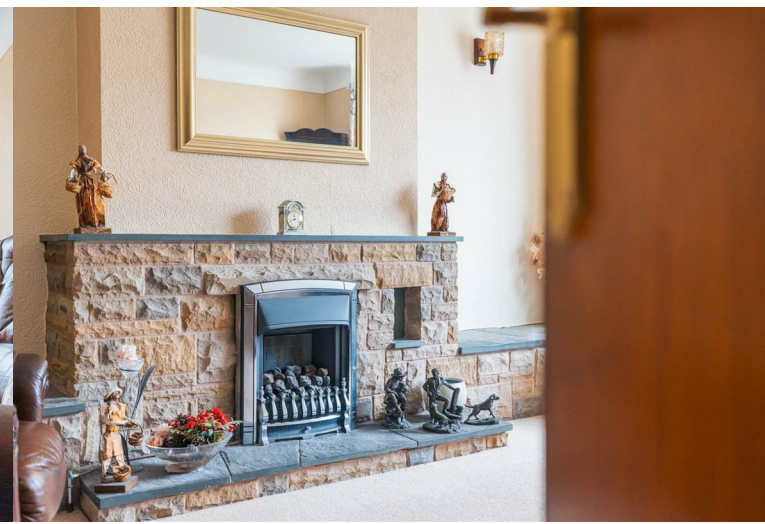
Third Bedroom

8'10 x 6'8 (2.69m x 2.03m)

Family Bathroom

6'2 x 7'2 (1.88m x 2.18m)

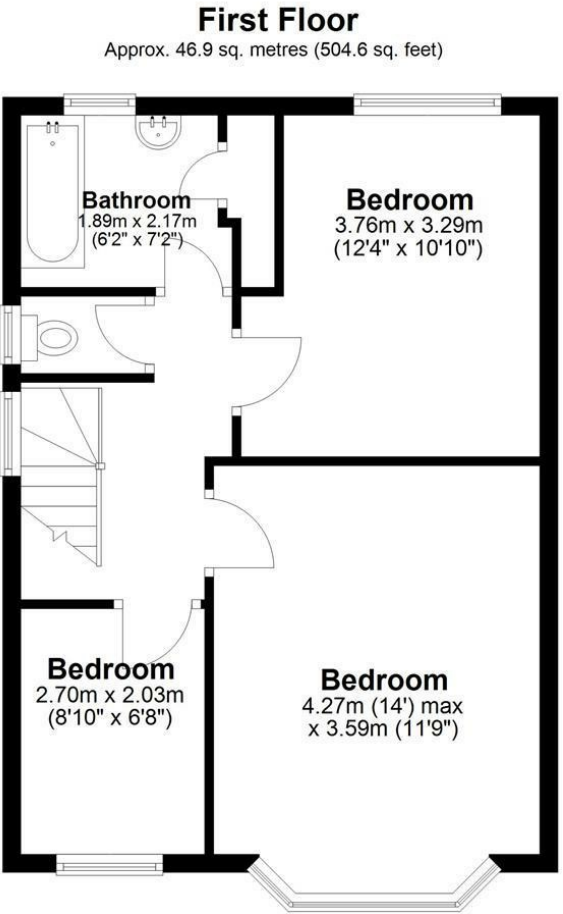
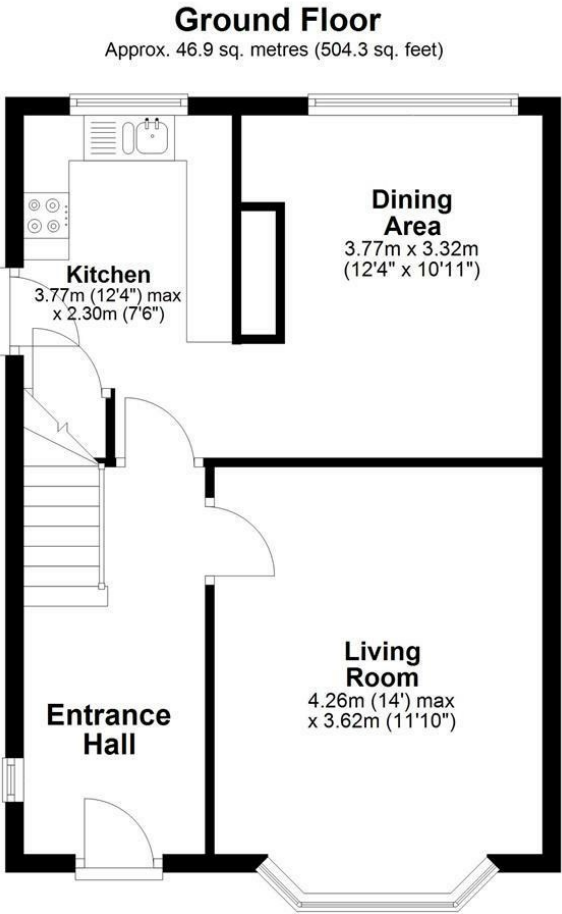
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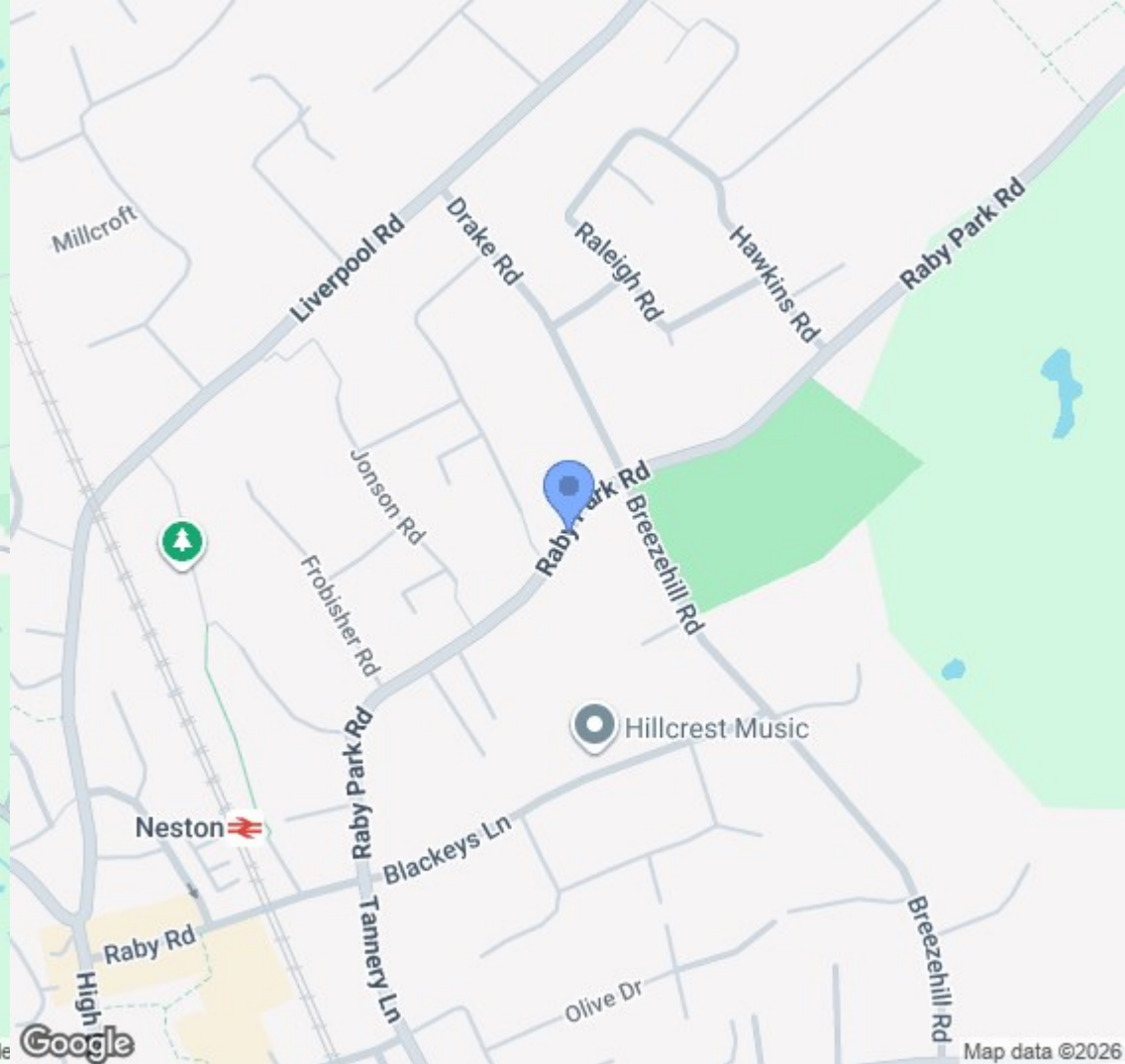
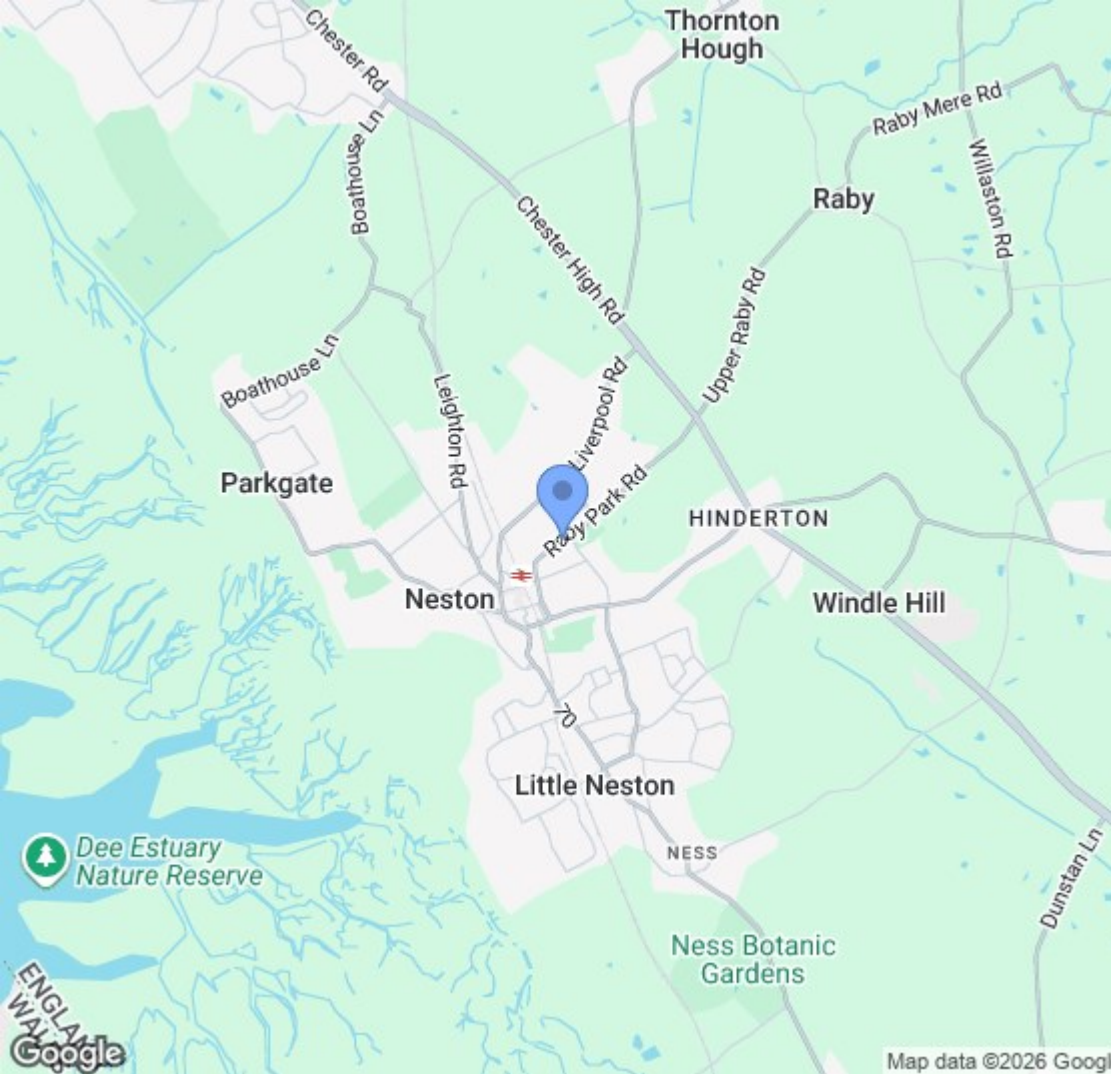


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 93.7 sq. metres (1008.9 sq. feet)
42 Raby Park Road, NESTON



Location Map

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