




**Constables**  
SALES & LETTINGS

Avon Close , Neston

£260,000



The property is located in a popular area, close to the market town of Neston and village of Little Neston. Little Neston offers a small selection of shops whilst Neston has a more comprehensive range of amenities including supermarkets, high street banks, independent retailers and a number of restaurants, caf  s and pubs. Neston also has a train station and bus links. Approximate Distances: Chester: 11 miles Liverpool: 12 miles Manchester Airport: 38 miles Manchester: 47 miles

Constables are delighted to offer to the market this exceptional two bedroom semi detached bungalow located in a quiet cul-de-sac in Neston. This property is in great condition and is ready to move into.

The property has been extended and provides good sized accommodation that briefly comprises entrance hallway, lounge with study off, kitchen with integrated appliances and space for washer and dryer and spacious summer room with doors onto the garden.

The property has two double bedrooms and a shower room.

Outside there is a low maintenance rear garden with feature sandstone raised beds and sunny seating area, and a block paved driveway leading to a garage with electric up and over door.

Early viewing is highly recommended.

# Constables

SALES & LETTINGS

- Two Bedroom Semi Detached Bungalow
- Excellent Cul-De-Sac Location
- Close to Local Amenities
- Off Road Parking and Garage
- Double Galzed Throughout
- Sold with No onward Chain

### Hallway

A composite double glazed door opens to the hallway, with double glazed window, radiator, built in storage cupboard and loft access.

### Lounge

12 x 15'7 (3.66m x 4.75m)

### Study Area

9'1" x 6'2" (2.77m x 1.88m)

9' 1" x 6' 2" (2.77m x 1.88m)

### Kitchen

8'2 x 9 (2.49m x 2.74m)

8' 11" x 8' 2" (2.72m x 2.49m) Fitted with a range of wall, drawer and base units with roll edge work surfaces over. Inset one and half bowl stainless steel sink and drainer, integrated oven and induction hob with extractor units over. Space and plumbing for washing machine and tumble drier and integrated fridge. Wall

mounted boiler, radiator and double glazed windows to rear and side.

### Garden Room

12 x 12'4 (3.66m x 3.76m)

### Bedroom One

11'8" x 8'9" (3.58m x 2.67m)

11' 9" x 8' 9" to wardrobes (3.58m x 2.67m)

### Bedroom Two

10'7" x 8'9" (3.25m x 2.69m)

10' 8" x 8' 10" (3.25m x 2.69m)

Double glazed window to front, radiator and built in wardrobes.

### Bathroom

Walk in bath with shower over, wash hand basin and WC. Tiled walls, heated chrome towel rail and double glazed window.

### Garden

At the rear of the property is a low maintenance garden that is paved and has raised borders. At the front of the property is a block paved driveway leading to the garage.

### Garage

15'5'8" x 8'0" (474.98 x 246.38)


15' 7" x 8' 1" (4.75m x 2.46m)

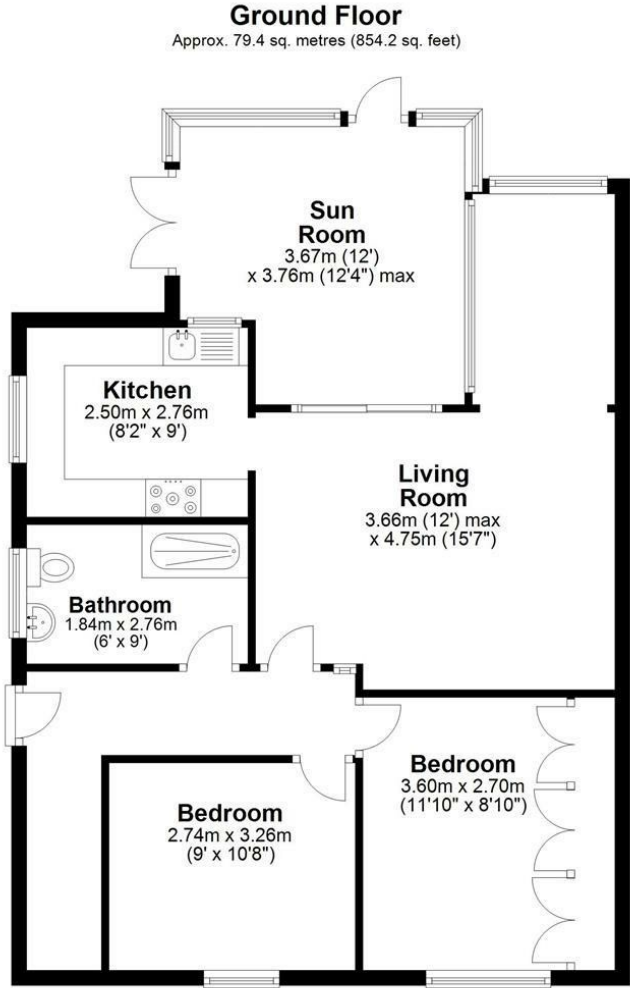
Electric door, power and light.



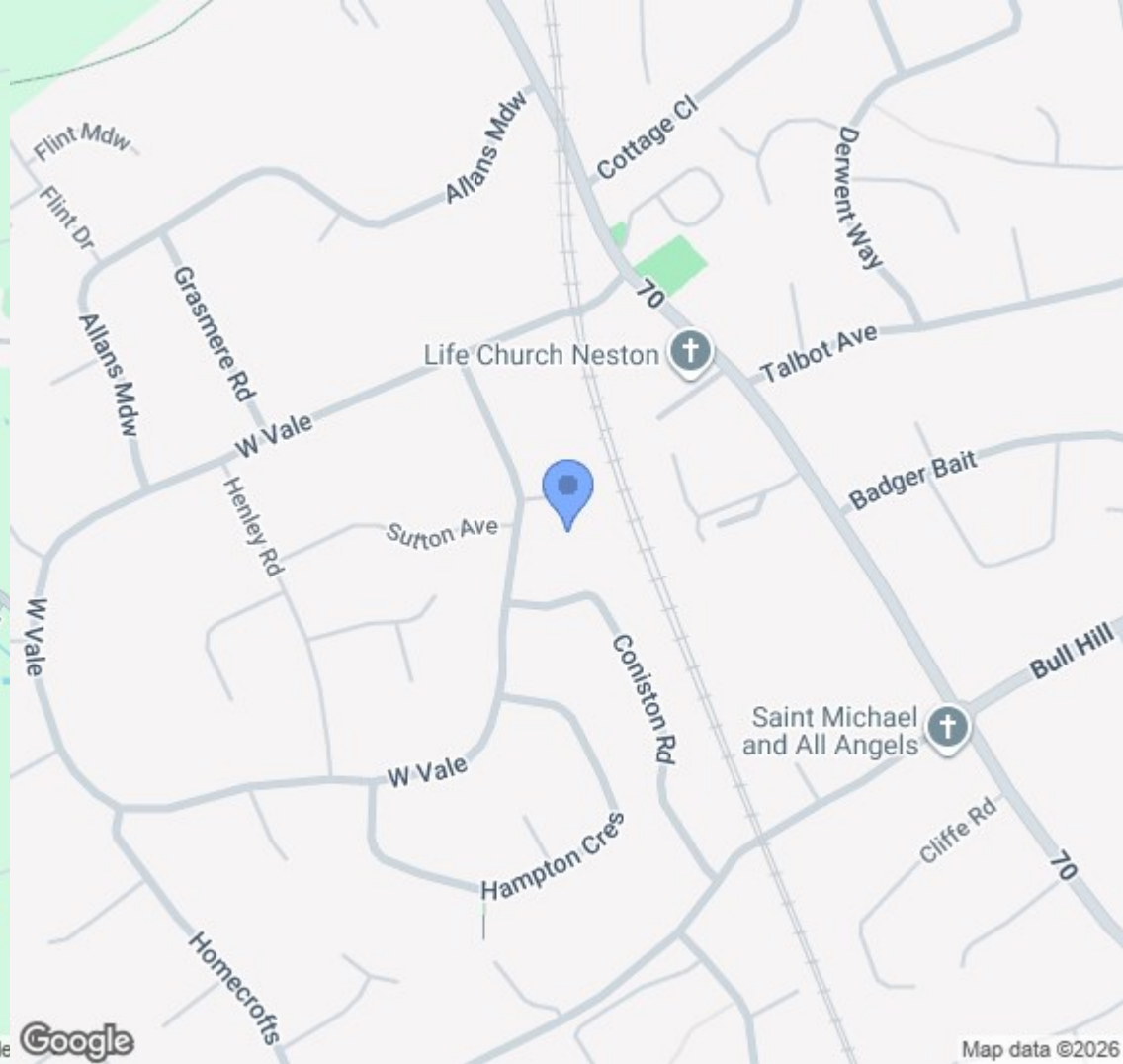
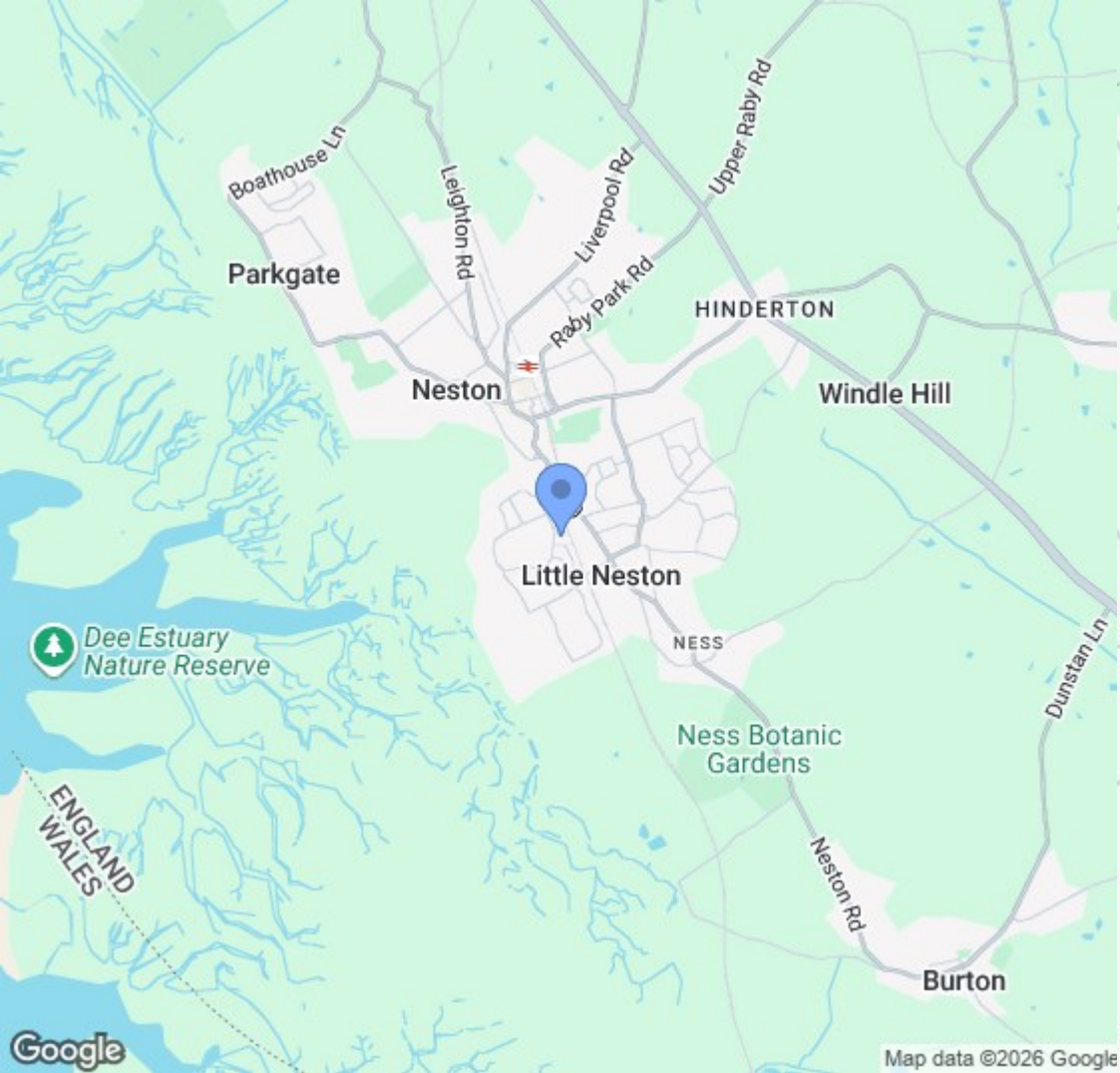


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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	



Total area: approx. 79.4 sq. metres (854.2 sq. feet)  
**8 Avon Close, Neston**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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