



**Constables**  
SALES & LETTINGS

Raby Road

, Neston

£800 Per Month



Constables are delighted to bring this two-bedroom mid-terrace cottage to the rental market, available immediately.

Set in a fantastic location, the property is just a short walk from Neston town centre. This property includes an entrance hall, a living room, a separate dining area, and a modern kitchen on the ground floor. Upstairs, there are two generous sized bedrooms along with a bathroom.

Outside, the property benefits from a private, enclosed courtyard to the rear, with on-street parking located to the front.

Early viewings are recommended.





- Terraced Cottage
- Two Reception Rooms
- Available immediately

- Town Centre Location
- Enclosed Garden
- Council Tax Band: A (Cheshire West & Chester)

- Two Bedrooms
- On Street Parking

## Location

Nestled in the heart of the Wirral Peninsula, Neston is a charming market town that effortlessly combines picturesque surroundings with modern living. Known for its rich history, the town offers a blend of period properties, traditional cottages, and contemporary homes. Its idyllic location, just a short distance from the bustling cities of Chester and Liverpool, makes it a perfect choice for those seeking a peaceful retreat with easy access to urban amenities.

The town is set against the backdrop of scenic countryside and is close to the River Dee, providing ample opportunities for outdoor activities like walking, cycling, and birdwatching. Neston's charming high street features a

variety of independent shops, cafes, and restaurants, creating a vibrant community atmosphere. With excellent local schools, healthcare facilities, and a strong sense of community, Neston is ideal for families, retirees, and commuters alike.

Neston also offers convenient transport links, including easy access to the M53 motorway, making it well-connected for both work and leisure. Whether you're looking for a historic home in the town center or a modern family property on the outskirts, Neston offers a perfect balance of village charm and contemporary convenience.

## Accommodation

### Hallway

### Lounge

12'9" x 11'8" (3.91m x 3.58m)

### Kitchen / Diner

### Landing

### Bedroom One

15'3" x 12'11" (4.65m x 3.94m)

### Bedroom Two

10'7" x 6'3" (3.25m x 1.93m)

### Bathroom


7'4" x 7'4" (2.26m x 2.24m)

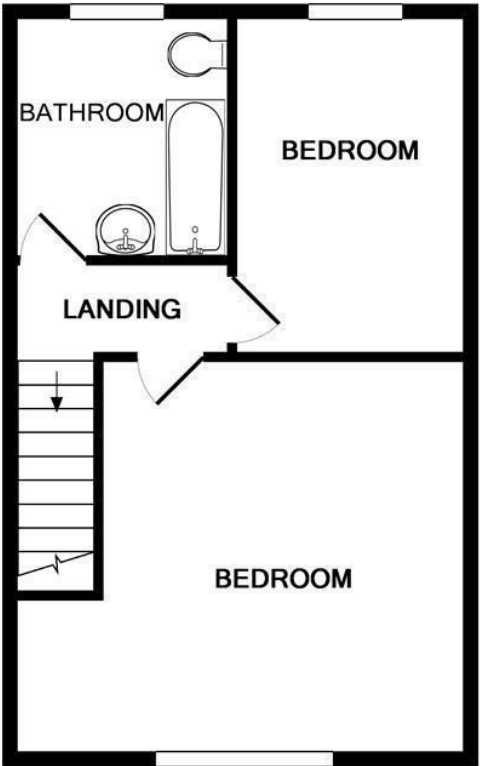
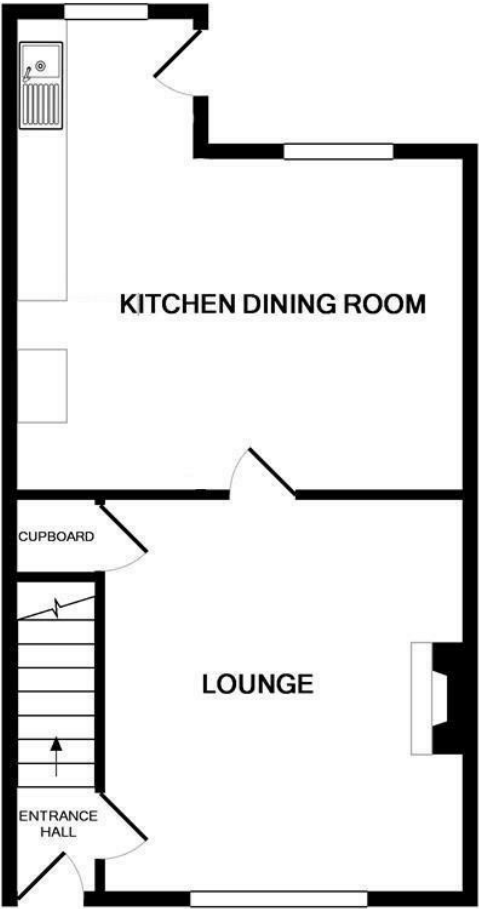






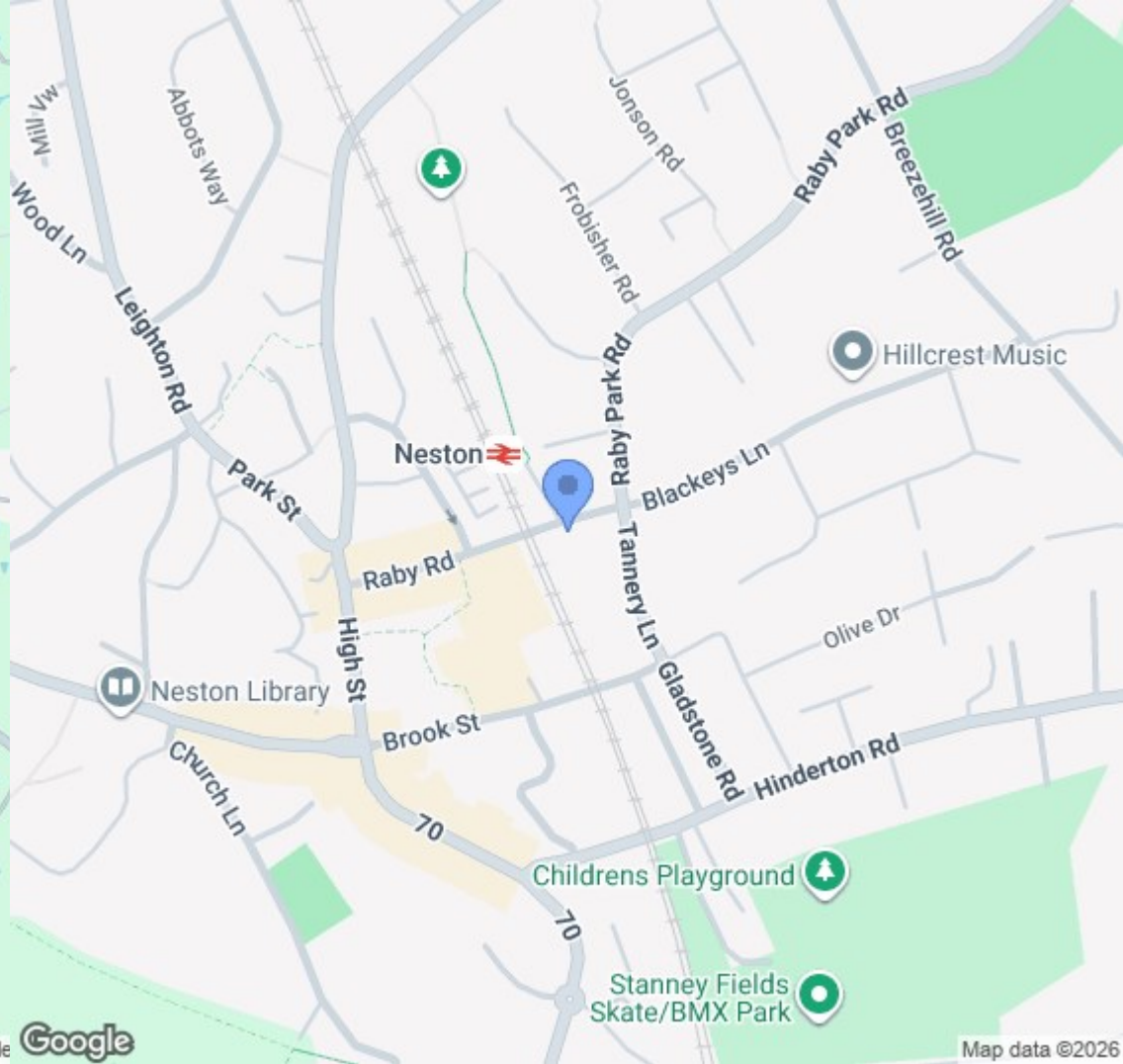
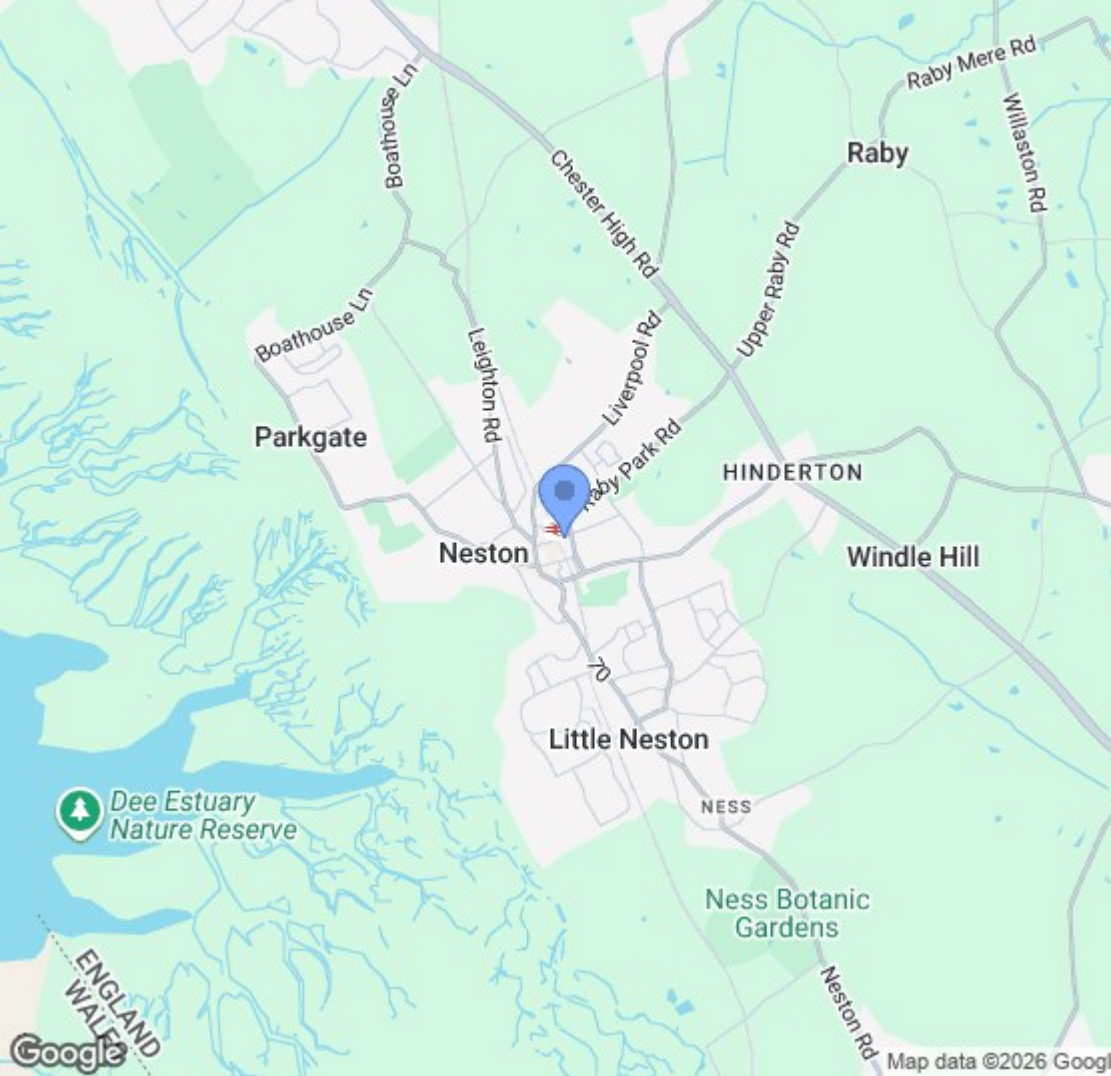
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>67</div>	<div>86</div>
(81-91) B		
(69-80) C		
(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
		



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Location Map

# Constables

S A L E S   &   L E T T I N G S

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