

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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**52 Marshlands Road CH64**

**£285,000**



- Traditional Semi-Detached Property
- Highly Sought After Location
- Lounge with Log Burner
- Open Plan Kitchen-Dining Room & Conservatory
- Two Good-Sized Bedrooms
- Rear Garden with Work shop and Storage Shed
- Off Road Parking
- Early Viewing Recommended.

An excellent opportunity to purchase an extended semi-detached property that is located on the much sought after Marshlands Road, a short distance from the Dee Estuary and amenities in Little Neston Village.

The property provides spacious accommodation with a welcoming feel throughout. The accommodation comprises; entrance hallway, lounge with a log burning stove. At the rear of the property is an open plan kitchen-dining room with sliding patio doors into a conservatory. On the first floor there are two spacious bedrooms and a modern shower room.

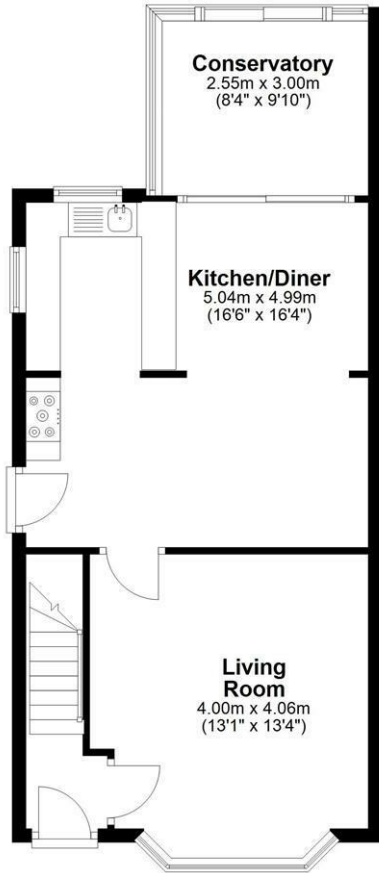
Externally, the property is set back from the road with a driveway providing off-road parking. To the rear, a thoughtfully landscaped garden offers a private haven—featuring a lawned garden, patio, workshop with power and storage shed.

This is a wonderful opportunity to acquire a stylish and spacious home in a sought-after setting, where scenic walks and a vibrant community are right on your doorstep.

Early viewing is highly recommended.

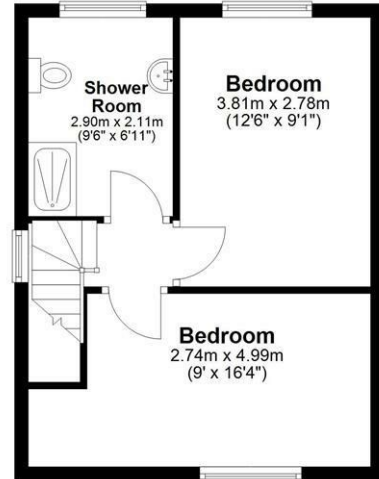
### Ground Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



### First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 86.6 sq. metres (931.7 sq. feet)  
**52 Marshlands Road, Little Neston, NESTON**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hallway**

**Lounge**

**13'1" x 13'3"**

**Kitchen-Dining Room**

**16'6" x 16'4" overall**

**Conservatory**

**8'4" x 9'10"**

**Landing**

**Bedroom One**

**16'4" x 8'11"**

**Bedroom Two**

**12'5" x 9'1"**

**Shower Room**

**9'6" x 6'11"**









