



Constables
SALES & LETTINGS

Leighton Road , Neston

£385,000

Constables is delighted to offer for sale this absolutely stunning period home located a short distance from Neston & Parkgate.

The property has been skilfully extended and fully refurbished to an impeccable standard with the highest quality fixtures and finishes throughout.

The accommodation is incredibly spacious and comprises, a reception hallway which would make an excellent snug or home office, with a downstairs cloak room with WC and wash basin. This leads through to an extended open-plan kitchen-dining room. This room is flooded with natural light and has Velux windows and bi-fold doors looking out onto the patio and terraced garden. There is an excellent range of units, work tops and a solid oak breakfast bar. The appliances are integrated and included a double oven, five ring gas hob, fridge freezer, washing machine, dishwasher and wine cooler. Off the kitchen through glazed double oak doors is the living room with a bay window and bi-fold doors leading to the outside patio area. On the first floor there are three double bedrooms. The master bedroom is large and has plenty of room for wardrobes and cabinets. There are two bathrooms, one of which is en-suite. The main family bathroom is spacious and has an impressive free standing bath and a large walk in shower.

Externally at the front of the property there is a low maintenance garden which can be used for parking. The rear garden is large, private and enclosed and has a paved patio, steps leading up to a decked seating area.

The property is offered for sale with no onward chain and early viewing is essential.



- Fully Refurbished & Extended Period Property
- Three Double Bedrooms
- Good Sized Rear Garden
- Stunning Open Plan Kitchen-Dining Room
- Two Stunning Bathrooms
- No Onward Chain
- Two Reception Rooms
- High Quality Fixtures and Fittings Throughout
- Council Tax Band: B

Reception Hallway

11'8" x 12'11" (3.56m x 3.94m)

9'10" x 8'10" (3.00m x 2.69m)

Kitchen-Dining Room

27'3" x 11'7" (8.31m x 3.53m)

Lounge

28'1" into bay x 11'10" (8.56m into bay x 3.61m)

Landing**Bedroom One**

17'11 1/2 x 11'11" (5.18m x 3.63m)

En-Suite

8'8" max x 4'8" (2.64m max x 1.42m)

Bedroom Two

12'8" x 11'8" max (3.86m x 3.56m max)

Bedroom Three

11'8" max x 9'5" max (3.56m max x 2.87m max)

Bathroom



EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(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 item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purpose 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.
Plan produced using PlanUp.



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333