



**Constables**  
SALES & LETTINGS

The Birches , Neston

£200,000

Constables is delighted to offer for sale this traditional double fronted, terraced property, located in a popular area, a short distance from Neston town centre.

The property provides immaculately presented accommodation, which comprises, hallway with stairs to first floor landing. A spacious lounge with dual aspect windows, a separate dining room and well-appointed kitchen. Off the kitchen is a rear hall to the garden with two storage rooms, one of which houses the boiler. On the first floor there are three bedrooms and a stylish shower room.

At the rear of the property there is an enclosed garden which enjoys a sunny aspect. There is a patio area and storage shed, and there is a gravel parking area.

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



# Constables

SALES & LETTINGS

- Traditional Double Fronted Property
- Well-Appointed Kitchen & Bathroom
- Close to Town Centre
- Three Bedrooms
- Enclosed Rear Garden
- No Onward Chain
- Two Reception Rooms
- Off Road Parking at the rear of Property

## Entrance Hallway

### Lounge

15'3" x 9'10" (4.67m x 3.02m)

### Dining Room

8'11" x 11'5" max (2.72m x 3.5m max )

### Kitchen

5'10" x 17'8" (1.78m x 5.39m)

### Landing

### Bedroom One

8'11" x 14'6" (2.72m x 4.42m)

### Bedroom Two

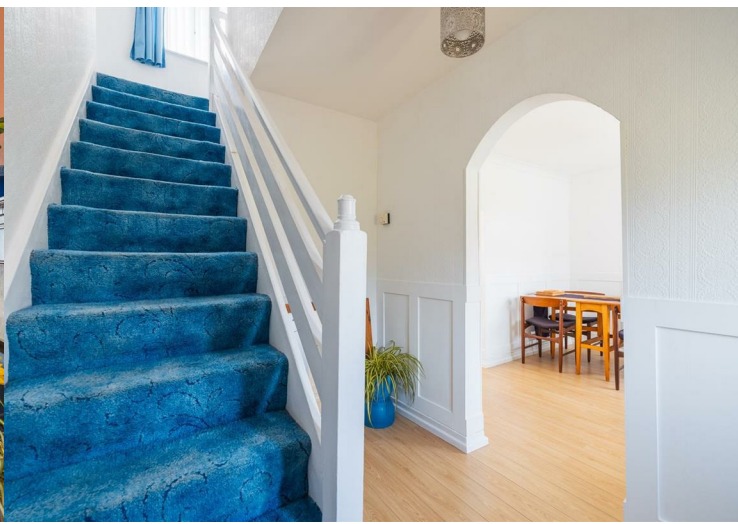
11'10" max x 10'6" (3.61m max x 3.22m)

### Bedroom Three

11'4" x 5'10" (3.46m x 1.8m)


### Bathroom

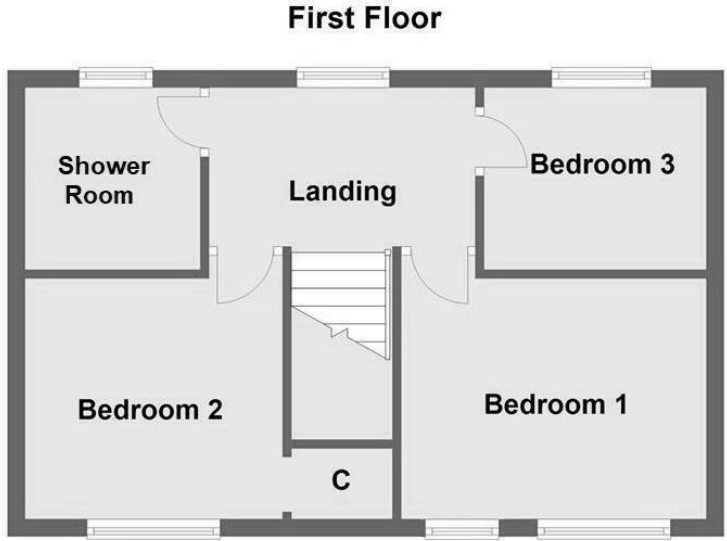
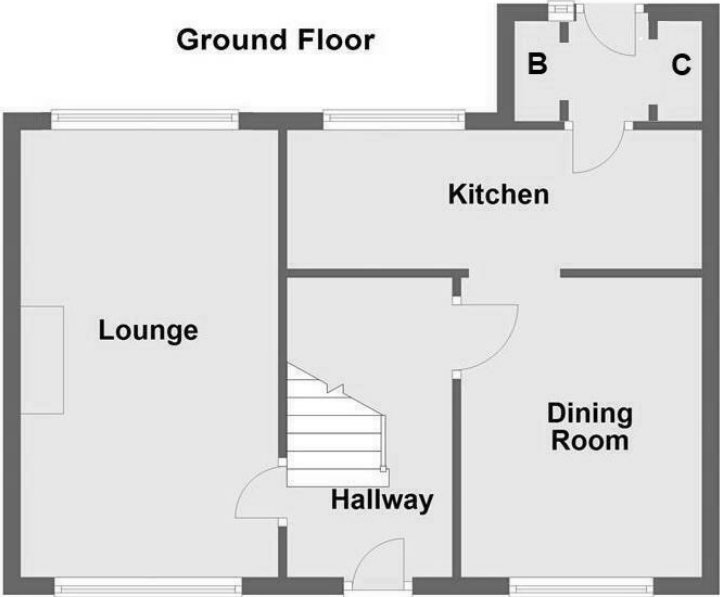
6'9" x 5'9" (2.08m x 1.76m)

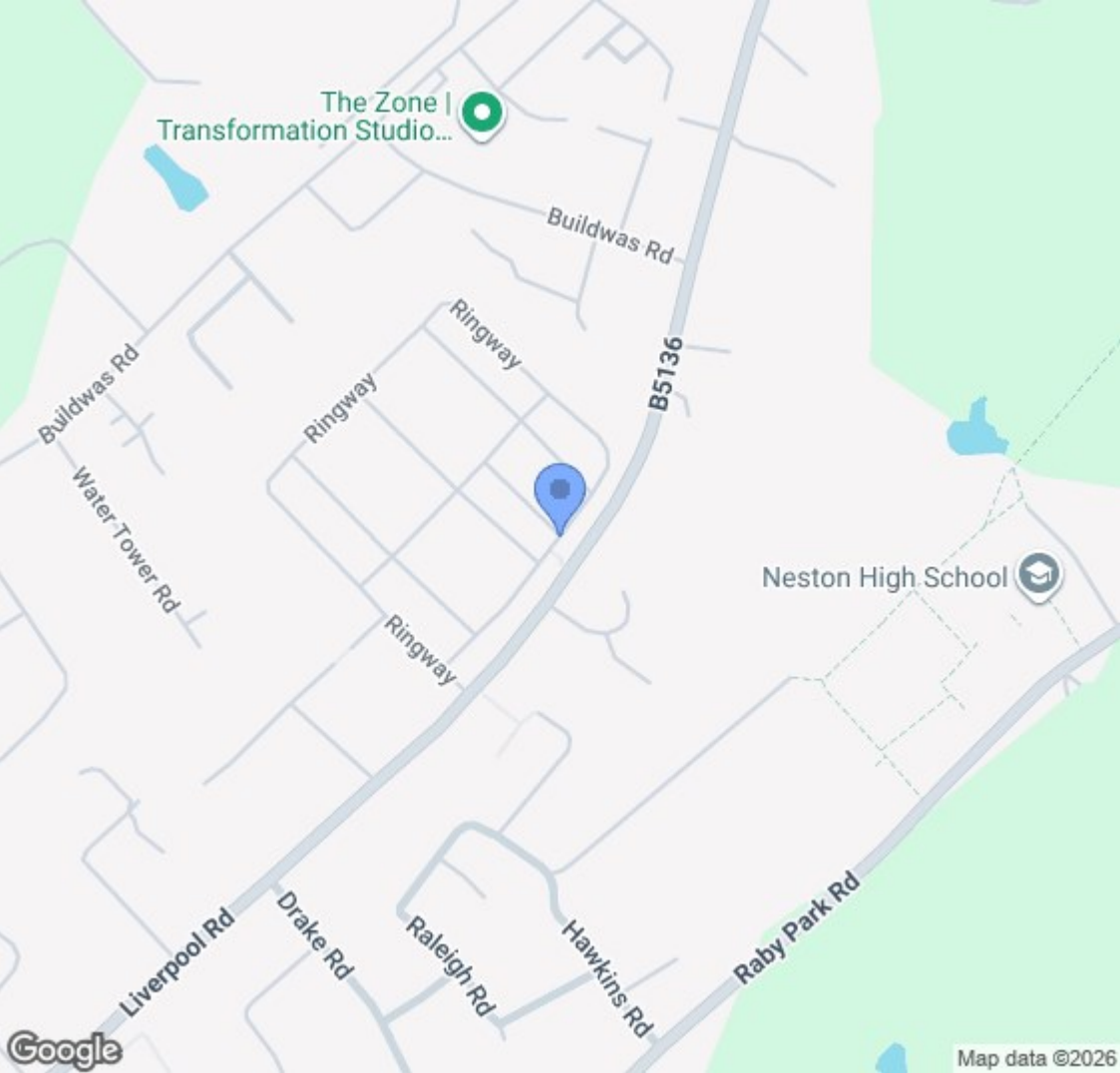
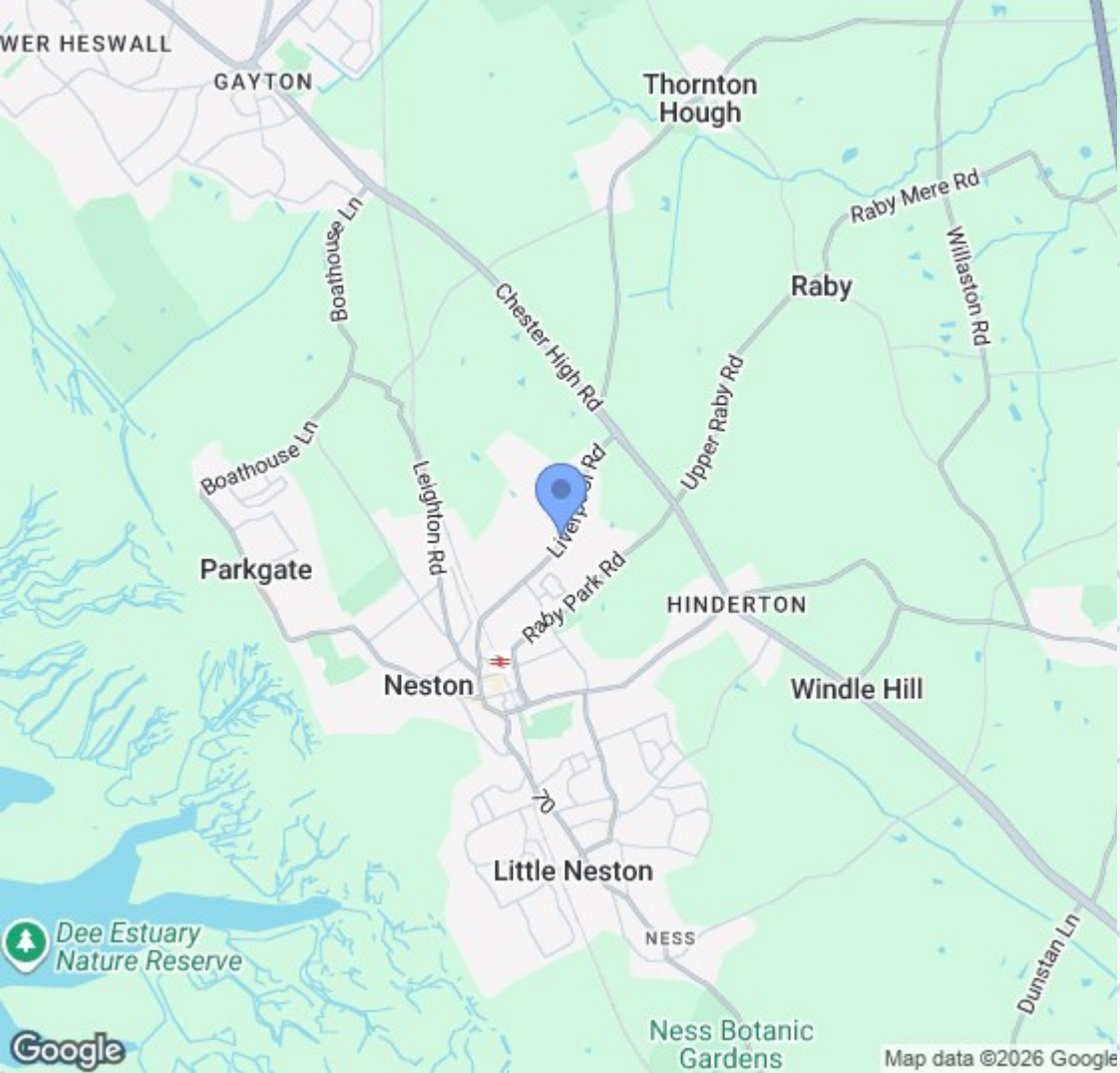




# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>61</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	





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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333