



Constables
SALES & LETTINGS

New Heyes, Neston

£275,000



Constables is delighted to offer for sale this immaculately presented four bedroom town house located in an exclusive sought after development close to Neston town centre.

The accommodation has a contemporary feel throughout and comprises; entrance hall, cloakroom, study/bed 4 and utility room. To the first floor there is a spacious I-shaped lounge-dining room with Juliet balcony and there is also a modern kitchen-breakfast room. On the second floor there is the master bedroom with en suite, two further bedrooms and bathroom. Outside there is an enclosed garden, patio, off road parking and an integral garage.

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





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- Semi-Detached Town House
- Large Lounge-Dining Room
- Integral Garage
- Four Bedrooms
- Kitchen-Breakfast Room
- Garden
- Two Bathrooms
- Utility Room
- No Onward Chain

Entrance Hallway

15'10" x 6'5" (4.83m x 1.96m)
A double glazed door open into the entrance hall with double glazed windows to front and side, radiator, cloaks cupboard with access to the garage, laminate flooring and staircase to the first floor.

Cloakroom

With a modern low level wc, pedestal wash hand basin, radiator and tiled floor.

Bedroom/Study

9'8" x 6'11" (2.95m x 2.11m)
With a double glazed window looking out into the rear courtyard, laminate flooring and radiator.

Utility Room

7'9" x 6'11" (2.36m x 2.11m)
Fitted with wall and base units with work surfaces over. Inset sink unit, void and plumbing for washing machine and tumble dryer, gas central heating boiler, tiled floor, radiator, internal door to garage

and double glazed window and door to rear.

Landing

With a turned staircase to the second floor and radiator.

Lounge-Dining Room

lounge area - 15'11" x 11'2" dining area - 9' x 8' (lounge area - 4.85m x 3.40m dining area - 2.74m x)
An open plan, bright room with a double glazed window to the front and double glazed French doors with a Juliet balcony.

Kitchen-Breakfast Room

17'11" x 6'9" (5.46m x 2.06m)
Fitted with a range of base, wall and drawer units with roll edge work surfaces over. Inset stainless steel sink unit, splash back tiling, stainless steel electric double oven with gas hob and extractor. Space for fridge/freezer, tiled floor, radiator and double glazed French doors leading out onto a decked area in the rear garden.

Landing Two

With access to the loft, radiator and airing cupboard.

Bedroom One

12'3" x 11'3" (3.73m x 3.43m)
With a double glazed window to the front and radiator. Door to:

En-suite

With a fully tiled shower cubicle, pedestal wash basin, low level wc, radiator and shaver point.

Bedroom Two

10'4" x 9'5" (3.15m x 2.87m)
Double glazed window to the rear enjoying views over to the Welsh Hills and radiator.

Bedroom Three

8'3" x 7'1" (2.51m x 2.16m)
With a double glazed window to the rear enjoying views over to the Welsh Hills and radiator.

Bathroom

6'4" x 6'3" (1.93m x 1.91m)
Comprising of a modern white three piece suite to include a panelled bath, pedestal wash basin and low level WC, part tiled walls, double glazed window to the front with a deep sill, and radiator.

Garden

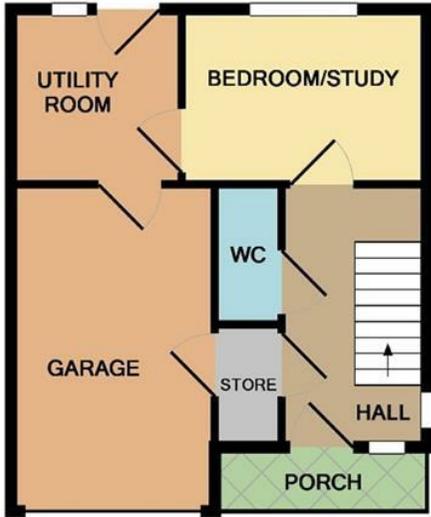
To the front there is a lawned garden with planted borders and a driveway which leads to the integrated garage with up and over door, light and power. Benefiting from being an end of terrace the side access is fenced and gated and leads to the rear paved courtyard from here steps lead up to the rear garden which enjoys a south westerly aspect and is mainly laid to lawn with a established borders and fenced boundaries.



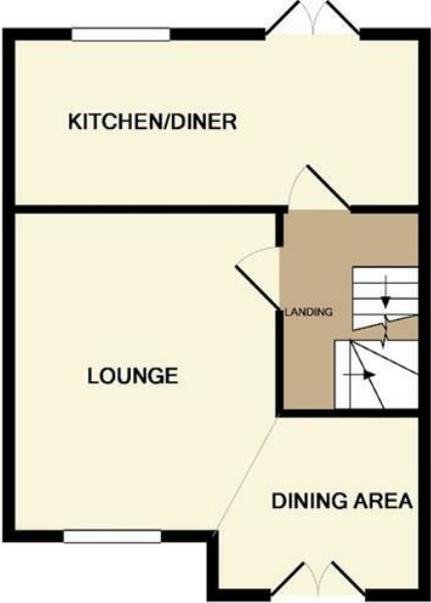


EPC & Floor Plan

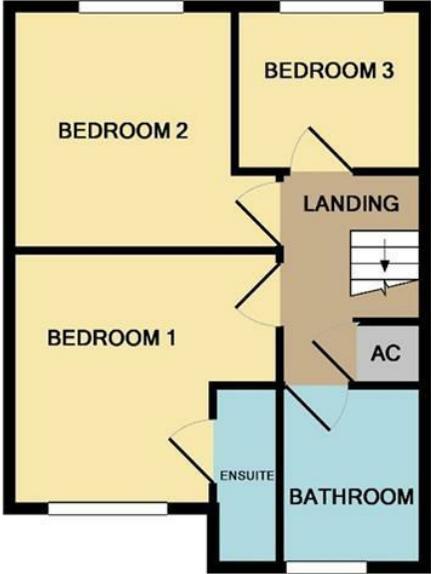
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



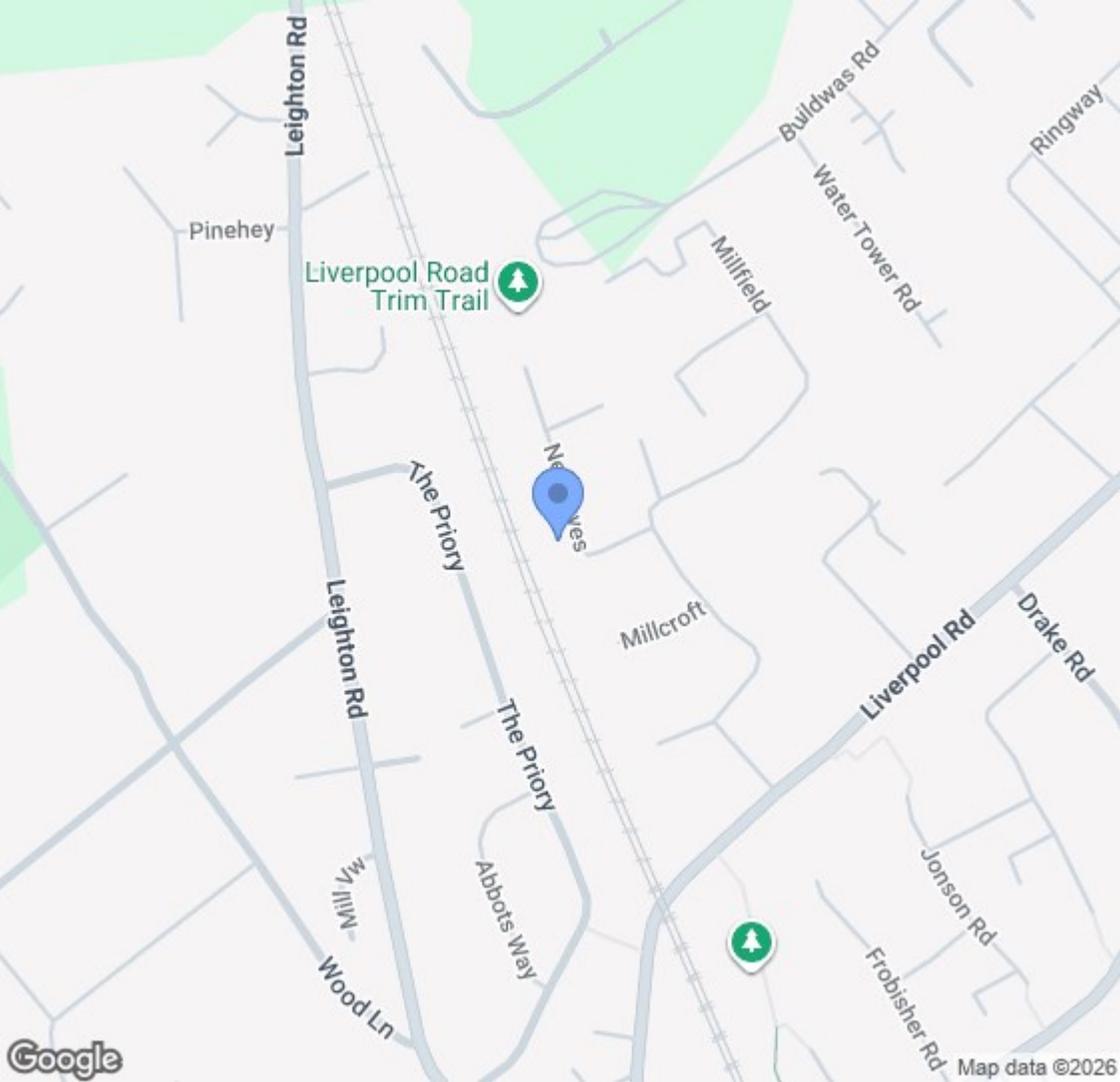
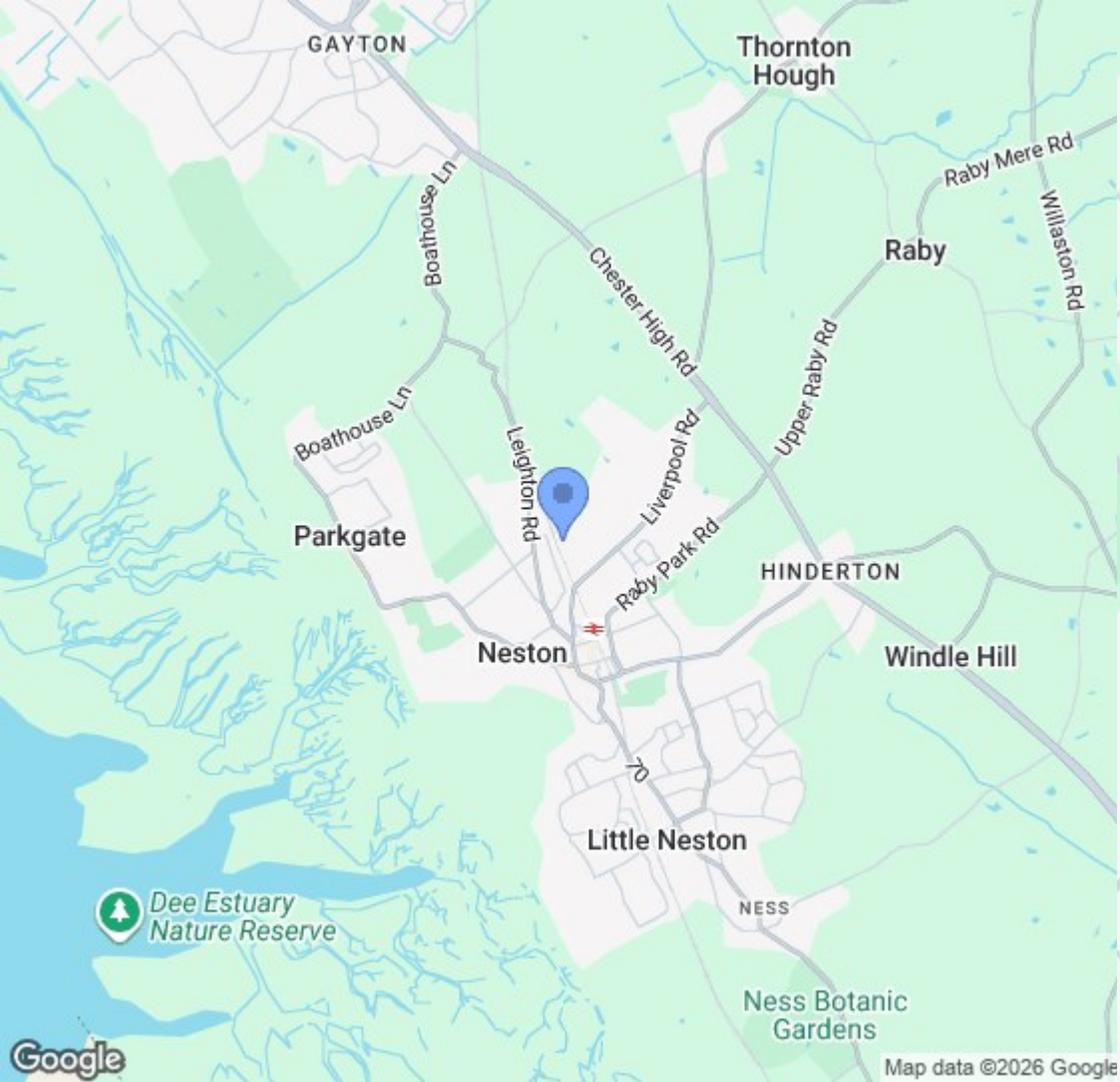
GROUND FLOOR



1ST FLOOR



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.



Location Map

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