

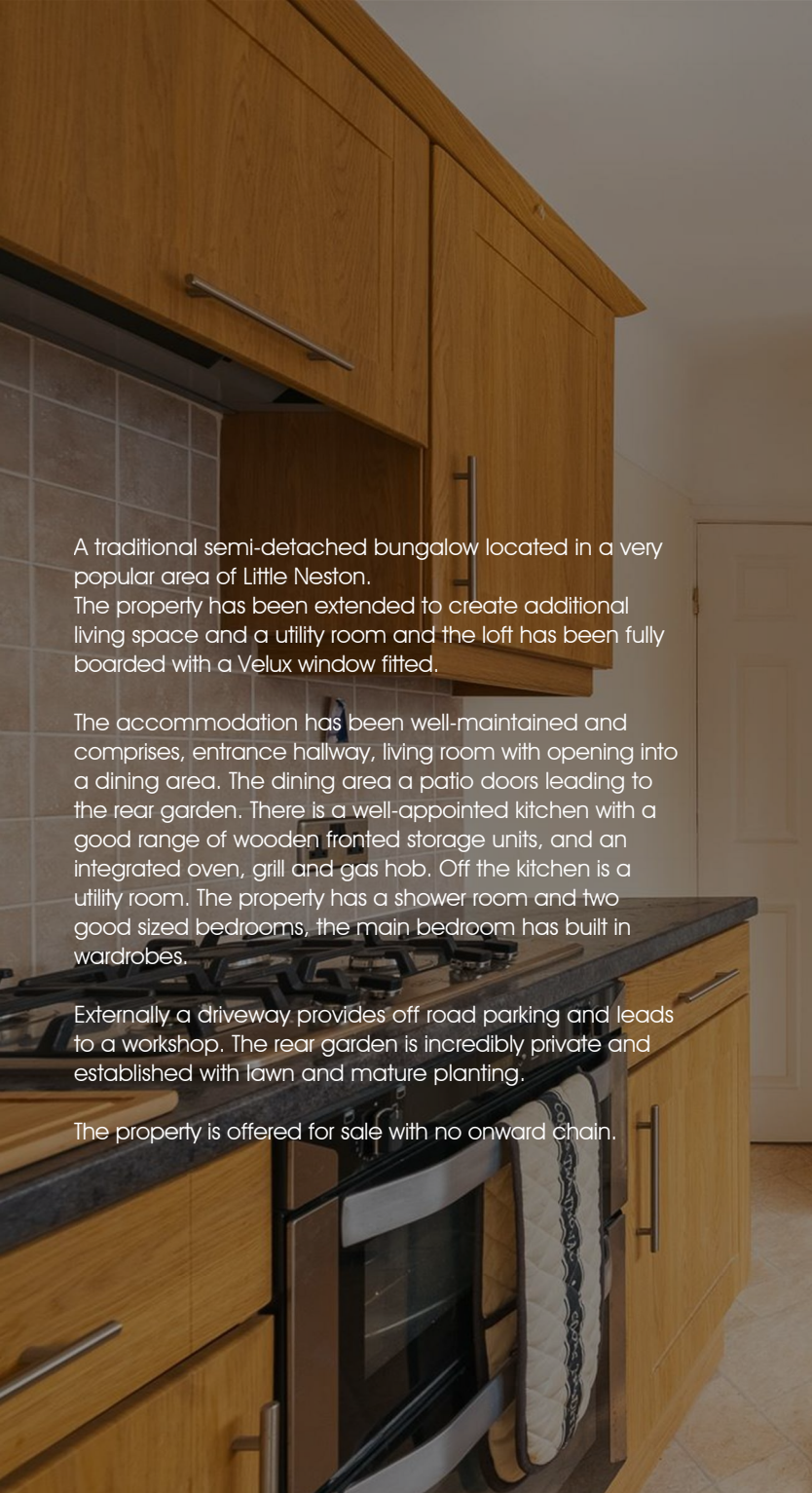


**Constables**  
SALES & LETTINGS

Bendee Avenue Little Neston, Neston

£240,000





A traditional semi-detached bungalow located in a very popular area of Little Neston. The property has been extended to create additional living space and a utility room and the loft has been fully boarded with a Velux window fitted.

The accommodation has been well-maintained and comprises, entrance hallway, living room with opening into a dining area. The dining area a patio doors leading to the rear garden. There is a well-appointed kitchen with a good range of wooden fronted storage units, and an integrated oven, grill and gas hob. Off the kitchen is a utility room. The property has a shower room and two good sized bedrooms, the main bedroom has built in wardrobes.

Externally a driveway provides off road parking and leads to a workshop. The rear garden is incredibly private and established with lawn and mature planting.

The property is offered for sale with no onward chain.







# Constables

SALES & LETTINGS

- Extended Semi-Detached Bungalow
- Two Bedrooms
- Well-appointed Kitchen & Utility Room
- Private Garden
- Off Road Parking & Workshop
- Sought After Location
- Spacious Lounge & Dining Area
- Boarded Loft with Velux Window
- No Onward Chain

### Entrance Hallway

### Living Room

13'7" x 11'1" (4.15m x 3.39m)

### Dining Area

6'9" x 12'11" (2.08m x 3.95m)

### Kitchen

8'1" x 8'7" (2.47m x 2.62m)

### Utility Room

6'9" x 6'9" (2.08m x 2.06m)

### Bedroom One

12'6" x 11'1" into wardrobe (3.82m x 3.39m into wardrobe)

### Bedroom Two

7'8" x 8'7" (2.35m x 2.62m)


### Shower Room

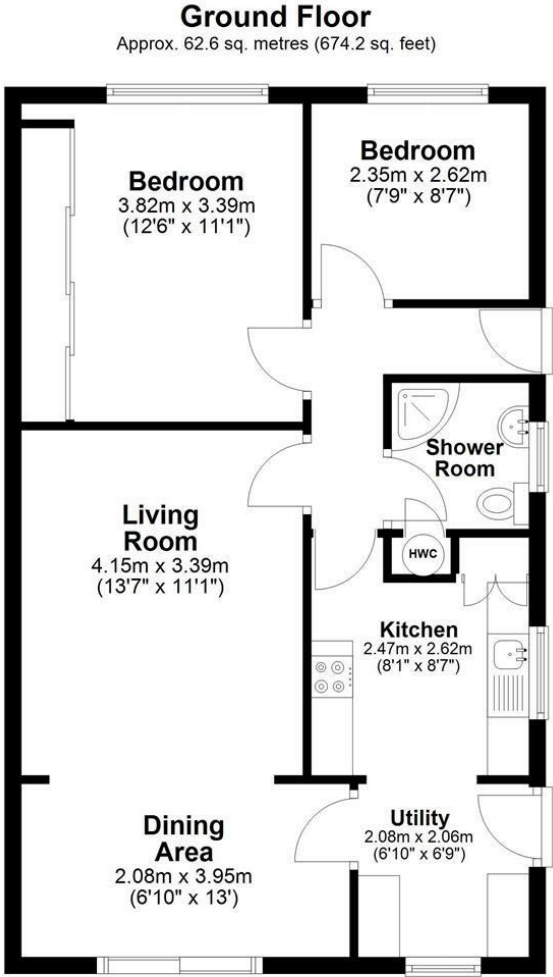






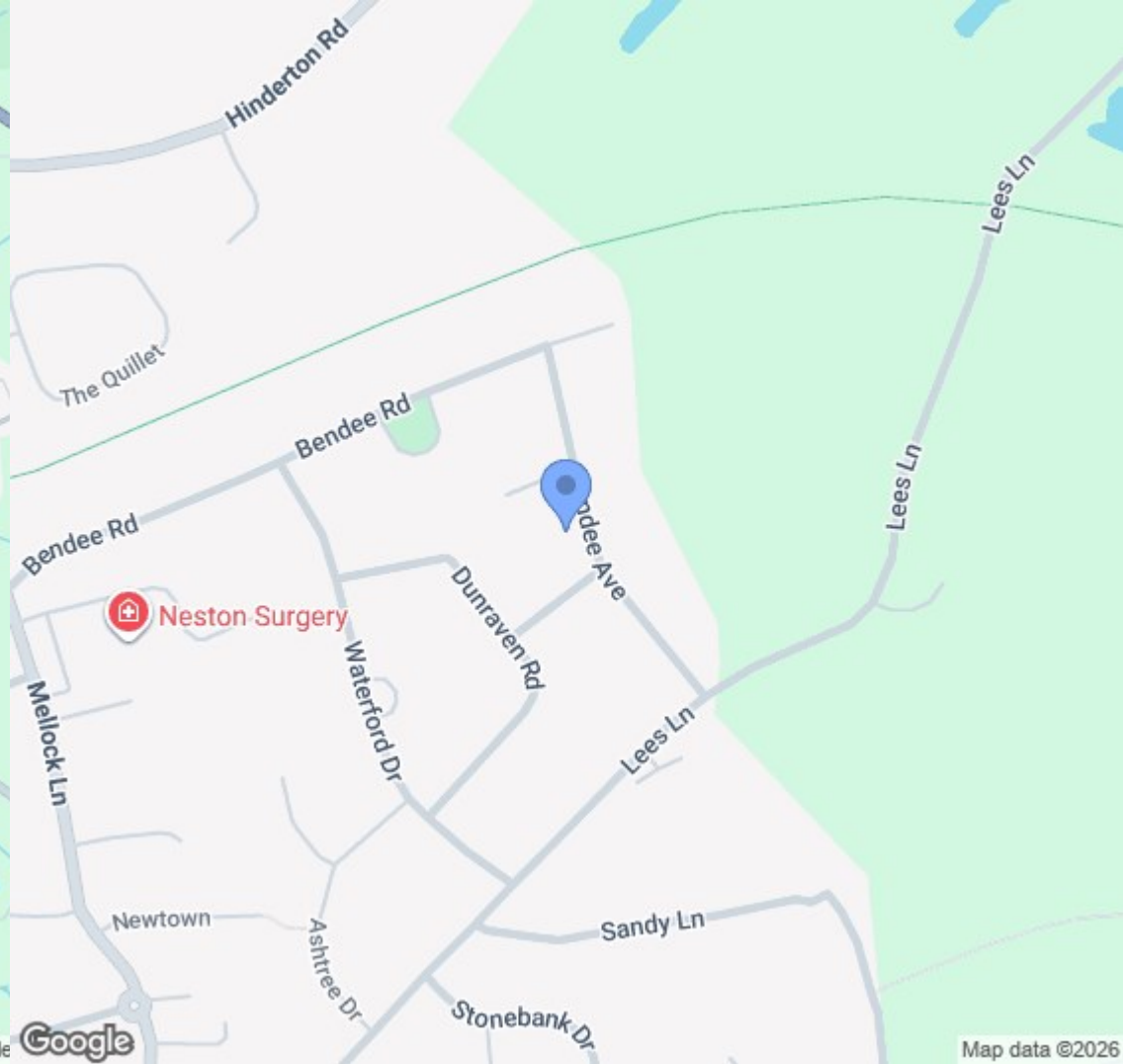
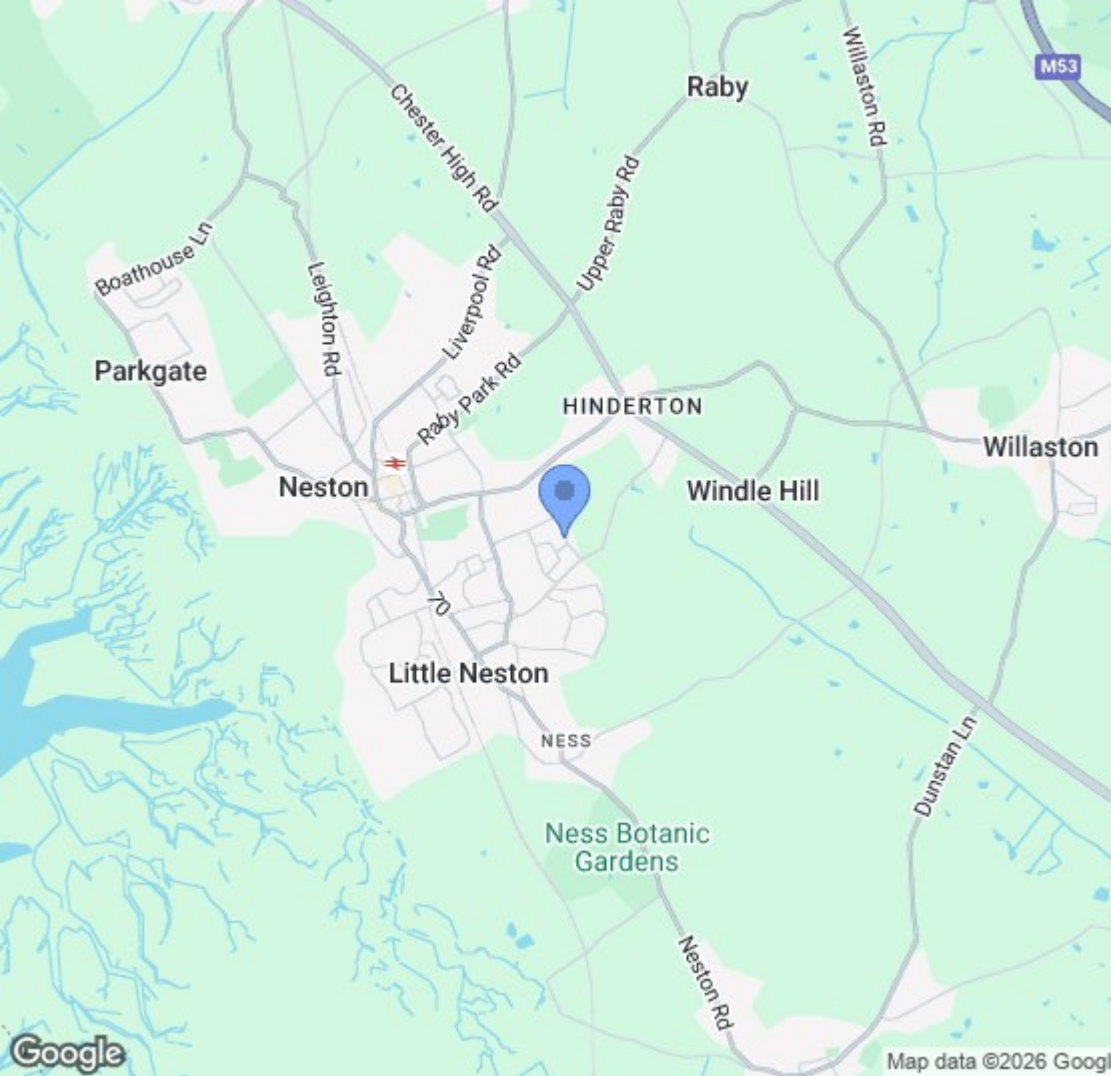
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 62.6 sq. metres (674.2 sq. feet)  
**15 Bendee Avenue, Little Neston, NESTON**





## 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