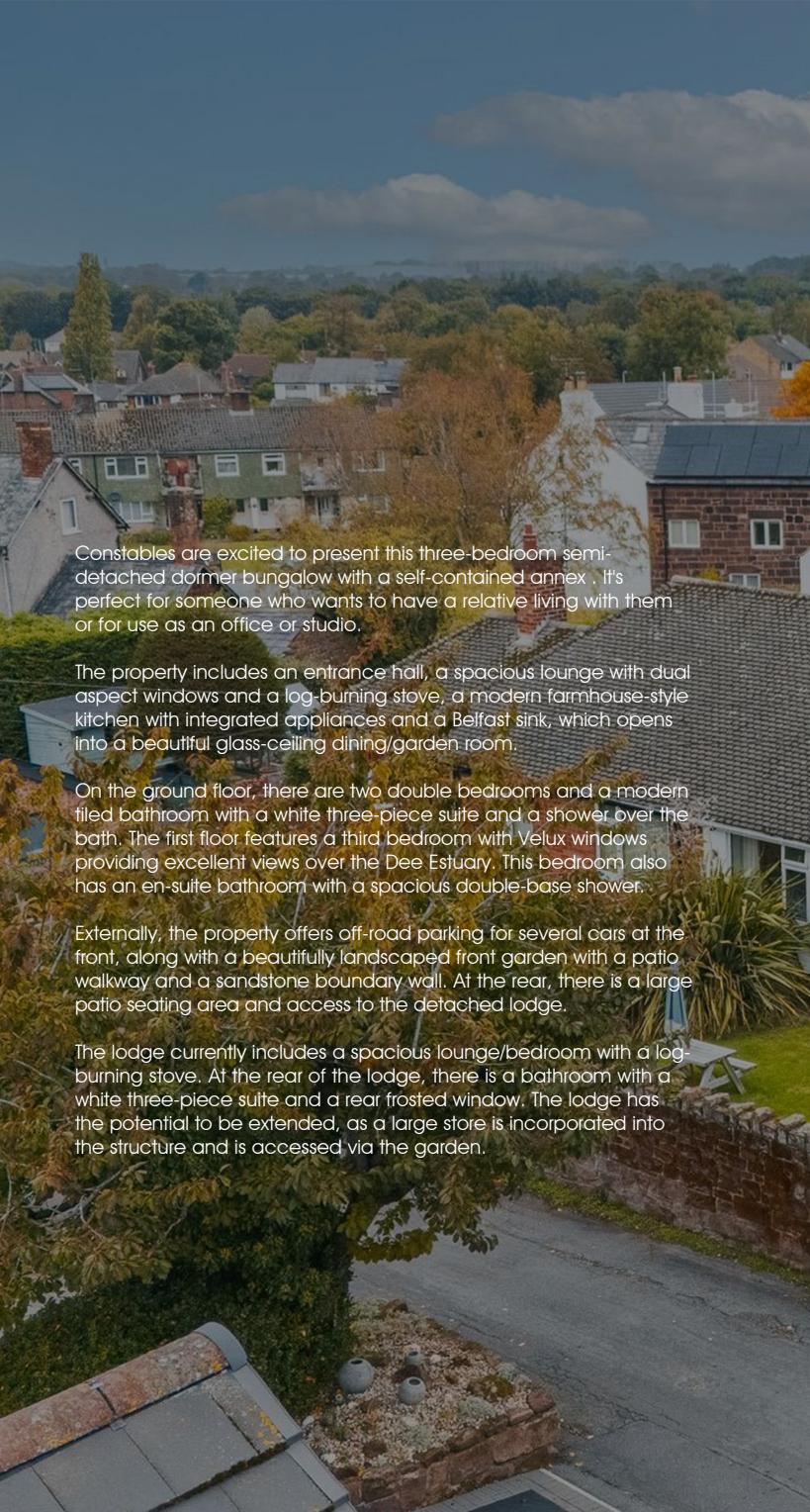




Constables
SALES & LETTINGS

Victoria Road,
Little Neston, Neston

£400,000



Constables are excited to present this three-bedroom semi-detached dormer bungalow with a self-contained annexe. It's perfect for someone who wants to have a relative living with them or for use as an office or studio.

The property includes an entrance hall, a spacious lounge with dual aspect windows and a log-burning stove, a modern farmhouse-style kitchen with integrated appliances and a Belfast sink, which opens into a beautiful glass-ceiling dining/garden room.

On the ground floor, there are two double bedrooms and a modern tiled bathroom with a white three-piece suite and a shower over the bath. The first floor features a third bedroom with Velux windows providing excellent views over the Dee Estuary. This bedroom also has an en-suite bathroom with a spacious double-base shower.

Externally, the property offers off-road parking for several cars at the front, along with a beautifully landscaped front garden with a patio walkway and a sandstone boundary wall. At the rear, there is a large patio seating area and access to the detached lodge.

The lodge currently includes a spacious lounge/bedroom with a log-burning stove. At the rear of the lodge, there is a bathroom with a white three-piece suite and a rear frosted window. The lodge has the potential to be extended, as a large store is incorporated into the structure and is accessed via the garden.

Constables

SALES & LETTINGS

- Three Bedroom Dormer Bungalow
- No onward chain
- Separate Annex on The Site
- Walking Distance to Local Shops
- Immaculate Presentation Throughout
- Ideal for Business or Generational Living



Entrance Hall**Lounge**

13'10 x 15'8 (4.22m x 4.78m)

Kitchen

8'3 x 7'1 (2.51m x 2.16m)

Conservatory

5'6 x 15'8 (1.68m x 4.78m)

Master Bedroom

13'10 x 10'11 (4.22m x 3.33m)

En-suite**Second Bedroom**

12'00 x 10'10 (3.66m x 3.30m)

Third Bedroom

10'11 x 10'10 (3.33m x 3.30m)

Main Bathroom

8'3 x 5'9 (2.51m x 1.75m)

Annex**Annex Lounge**

11'4 x 11'6 (3.45m x 3.51m)

Annex Shower Room

8'6 x 5'10 (2.59m x 1.78m)

Annex Store

5'9 x 18'5 (1.75m x 5.61m)

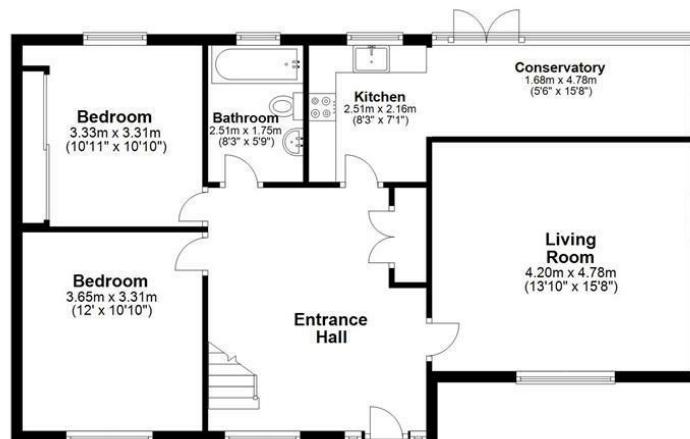
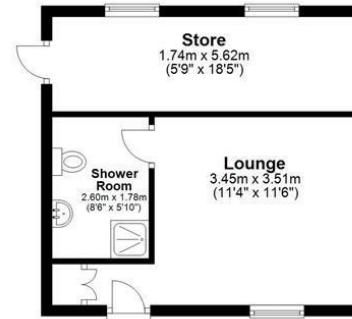




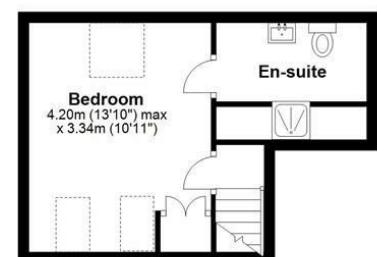
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

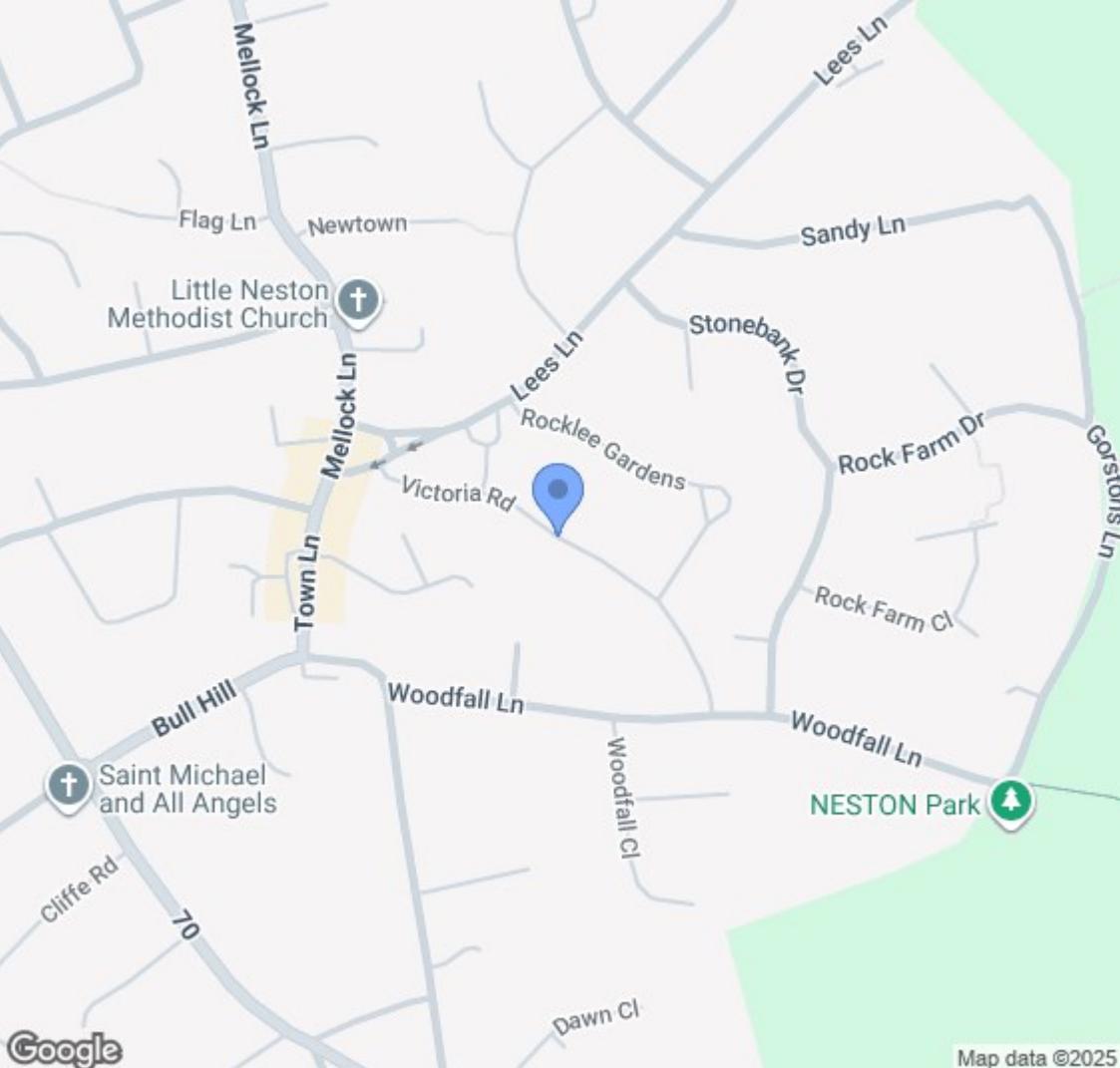
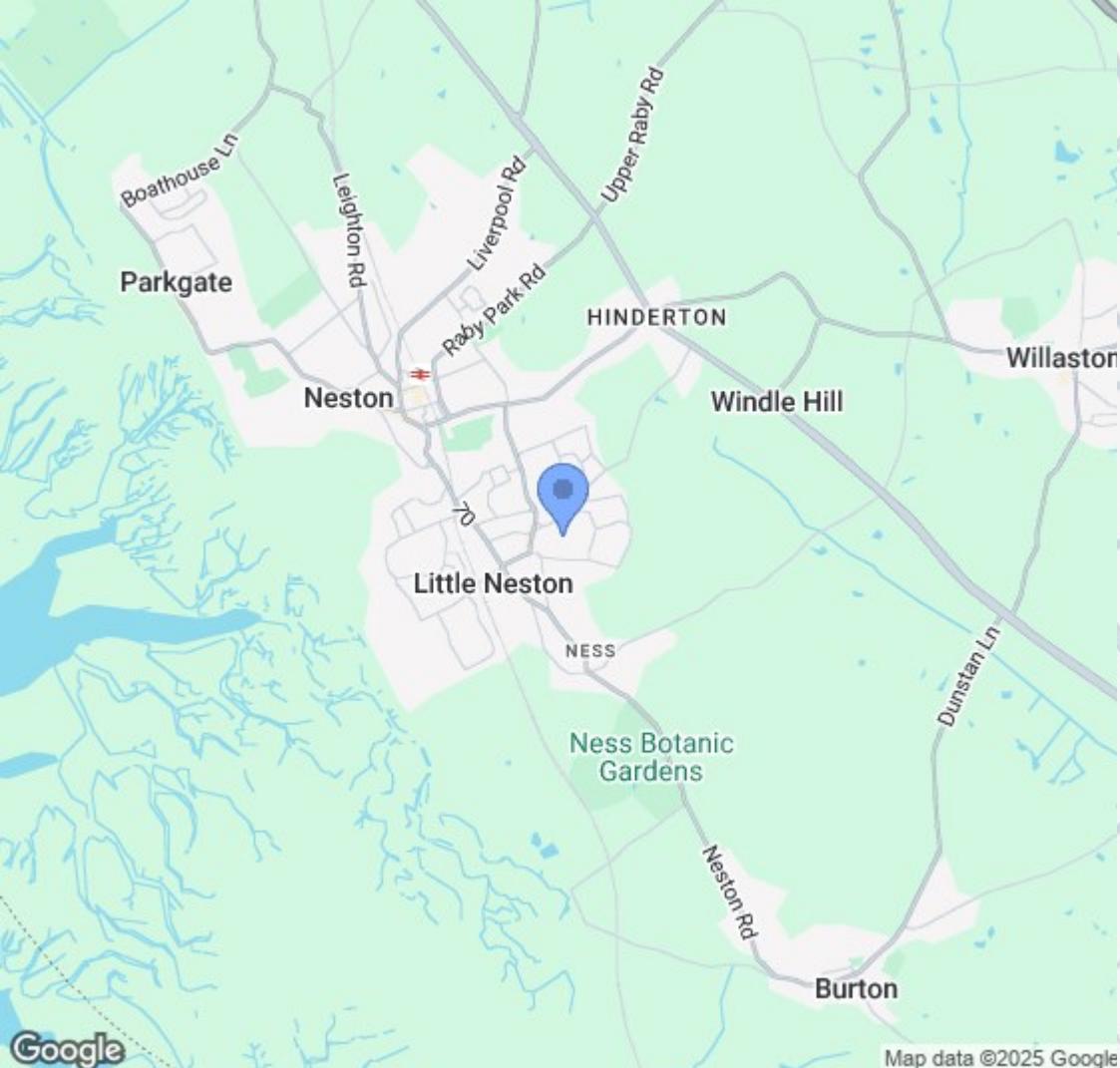
Ground Floor
Approx. 111.5 sq. metres (1200.3 sq. feet)



Attic
Approx. 22.2 sq. metres (238.8 sq. feet)



Total area: approx. 133.7 sq. metres (1439.1 sq. feet)
Dawlish, Victoria Road, Little Neston, Neston



Location Map

Constables

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

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South Wirral, Neston, Cheshire

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