

DRAFT DETAILS

Constables
SALES & LETTINGS



6 Greenfields Close Neston

£365,000



- Four Bedroom Detached Family Home
- Recently Renovated and Modernised
- Excellent Fit and Finish Throughout
- Rewired Throughout
- Modern Open Plan Kitchen
- South Facing Private Garden

Constables are delighted to bring to the market this beautifully presented four-bedroom detached family home, tucked away within a quiet cul-de-sac in the popular area of Little Neston. The property has been comprehensively modernised by the current owners and now offers a high-quality, turnkey finish throughout, ideal for modern family living.

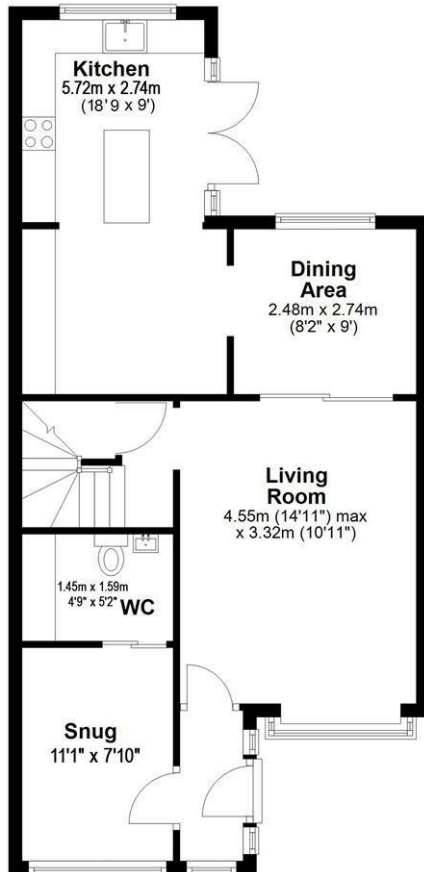
The accommodation opens with a welcoming entrance hall leading through to a dual-aspect lounge featuring a contemporary fireplace, creating a bright yet cosy living space a pocket door leads from the lounge to the stairs and sliding glass doors connect the lounge to the dining area, which enjoys pleasant views over the rear garden. The kitchen accessed via a sliding door and has been extended and recently refitted to an excellent standard, providing generous storage, ample worktop space and a range of integrated appliances. Completing the ground floor is a versatile fourth bedroom, converted from the integral garage, offering a well-proportioned double room with its own en-suite W/C—ideal for guests, older relatives or home working.

To the first floor are three well-sized bedrooms, all finished to a high standard, along with a modern family bathroom fitted with both a bath and separate shower.

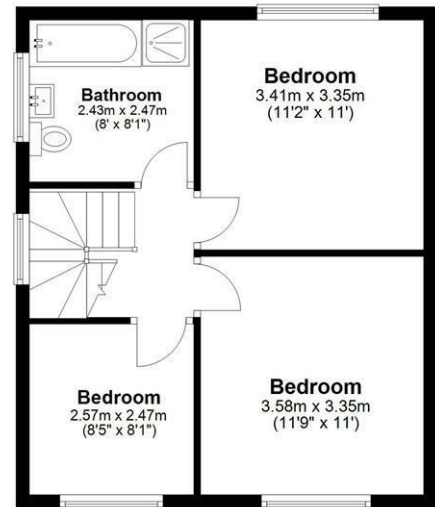
Externally, the property benefits from off-road parking to the front, with potential to create additional parking if required. The rear garden enjoys a good degree of privacy thanks to the positioning of the road, and features a generous patio seating area, a large lawn and mature hedging to the boundary, making it ideal for families and outdoor entertaining.

Little Neston remains a popular choice for families, offering easy access to local schools, amenities, coastal walks and transport links to Chester, Liverpool and beyond.

Ground Floor



First Floor



6 Greenfields Close, Little Neston, NESTON

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		



Location

The property is located in a highly sought after area close to the village of Little Neston and Neston town centre. The property is also within walking distance to the Dee Estuary with a coastal path and RSPB nature reserve as well as a pub and cafe.

Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away via Liverpool Road this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles.

Liverpool: 12 miles. Liverpool Airport: 30 miles.

Manchester Airport: 39 miles. Manchester: 45 miles

Entrance Porch

A UPVC double glazed door with double glazed windows to either side opens to the entrance porch with tiled flooring, door to study and lounge.

Living Room

14'11 x 10'11

Dining Area

8'2 x 9

Study/Bedroom Four

En-Suite W/C

4'9" x 5'2"

Kitchen

18'9" x 8'11"

Inner Hall

Stairs to first floor and under stairs storage cupboard.

Landing

Bedroom One

11'9 x 11

Bedroom Two

10'9" x 11'1"

11'2 x 11

Bedroom Three

8'5" x 8'2"

8'5 x 8'1

Bathroom

8 x 8'1

