



**Constables**  
SALES & LETTINGS

West Vale

, Neston

£325,000

Constables is delighted to offer for sale this modern and incredibly spacious semi-detached property located in a highly sought after area in Neston.

The property was built in 2015 to a bespoke design and finished to an excellent standard which has only been enhanced by the current owners. The property occupies a fantastic sized plot with a driveway at the front and a large garden at the rear with patio, lawn and planted borders.

The property is ideal for modern living with an impressive open plan space at the rear of the property which incorporates the kitchen, dining area and living area, this room and skylights and patio doors opening out to the garden. There is a utility room and cloakroom located off the kitchen. The kitchen has a built-in double oven, hob, dishwasher and fridge-freezer. At the front of the property is a separate lounge which is an ideal retreat.

On the first floor there is a landing with built in storage cupboard and light tunnel, three good sized bedrooms, and two bathrooms one of which is en-suite to the main bedroom.

This stunning home must be seen to appreciate the space and finish on offer and early viewing is essential.





# Constables

SALES & LETTINGS

- Modern Semi-Detached Property
- Two Bathrooms
- Ground Floor W.C. & Utility Room
- Fantastic Sized Plot
- Impressive Open Plan Kitchen-Living Space
- Off Road Parking
- Three Good-Sized Bedrooms
- Separate Lounge
- Highly Sought After Location

## Location

Nestled in the heart of the Wirral Peninsula, Neston is a charming market town that effortlessly combines picturesque surroundings with modern living. Known for its rich history, the town offers a blend of period properties, traditional cottages, and contemporary homes. Its idyllic location, just a short distance from the bustling cities of Chester and Liverpool, making it a perfect choice for those seeking a peaceful retreat with easy access to urban amenities.

The town is set against the backdrop of scenic countryside and is close to the River Dee, providing ample opportunities for outdoor activities like walking, cycling, and birdwatching. Neston's charming high street features a

variety of independent shops, cafes, and restaurants, creating a vibrant community atmosphere. With excellent local schools, healthcare facilities, and a strong sense of community, Neston is ideal for families, retirees, and commuters alike.

Neston also offers convenient transport links, including easy access to the M53 motorway, making it well-connected for both work and leisure.

## Accommodation

### Lounge

14'2" x 12'7" (4.34m x 3.86m)

### Utility Room

7'1" x 5'10" (2.18m x 1.80m)

### Cloakroom

5'8" x 2'9" (1.73m x 0.84m)

## Kitchen-Living Room

18'6" x 16'9" (5.66m x 5.11m)

## Bedroom One

12'9" x 9'8" (3.89m x 2.97m)

## En-suite

5'10" x 4'9" (1.80m x 1.45m)

## Bedroom Two

14'11" max x 9'10" (4.55m max x 3.00m)

## Bedroom Three

13'5" x 6'7" (4.11m x 2.03m)


## Bathroom

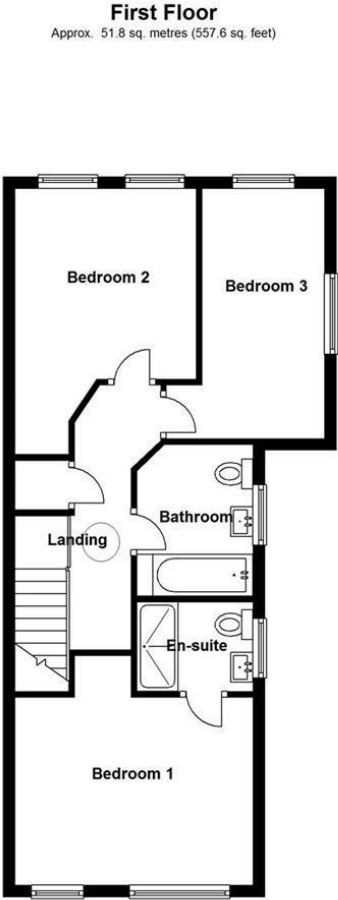
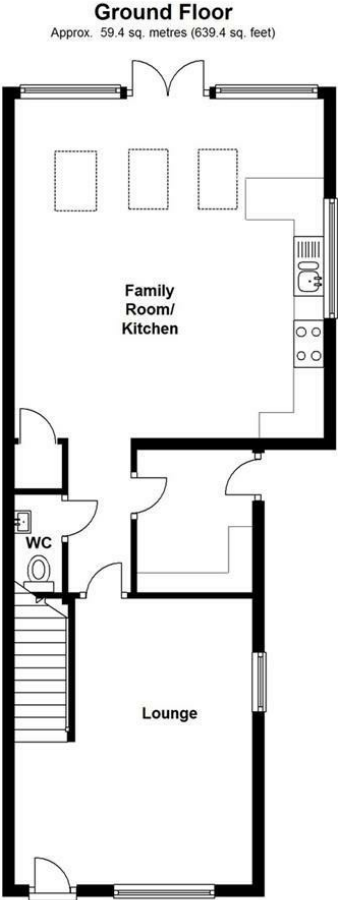
8'7" x 6'0" (2.62m x 1.83m)





# EPC & Floor Plan

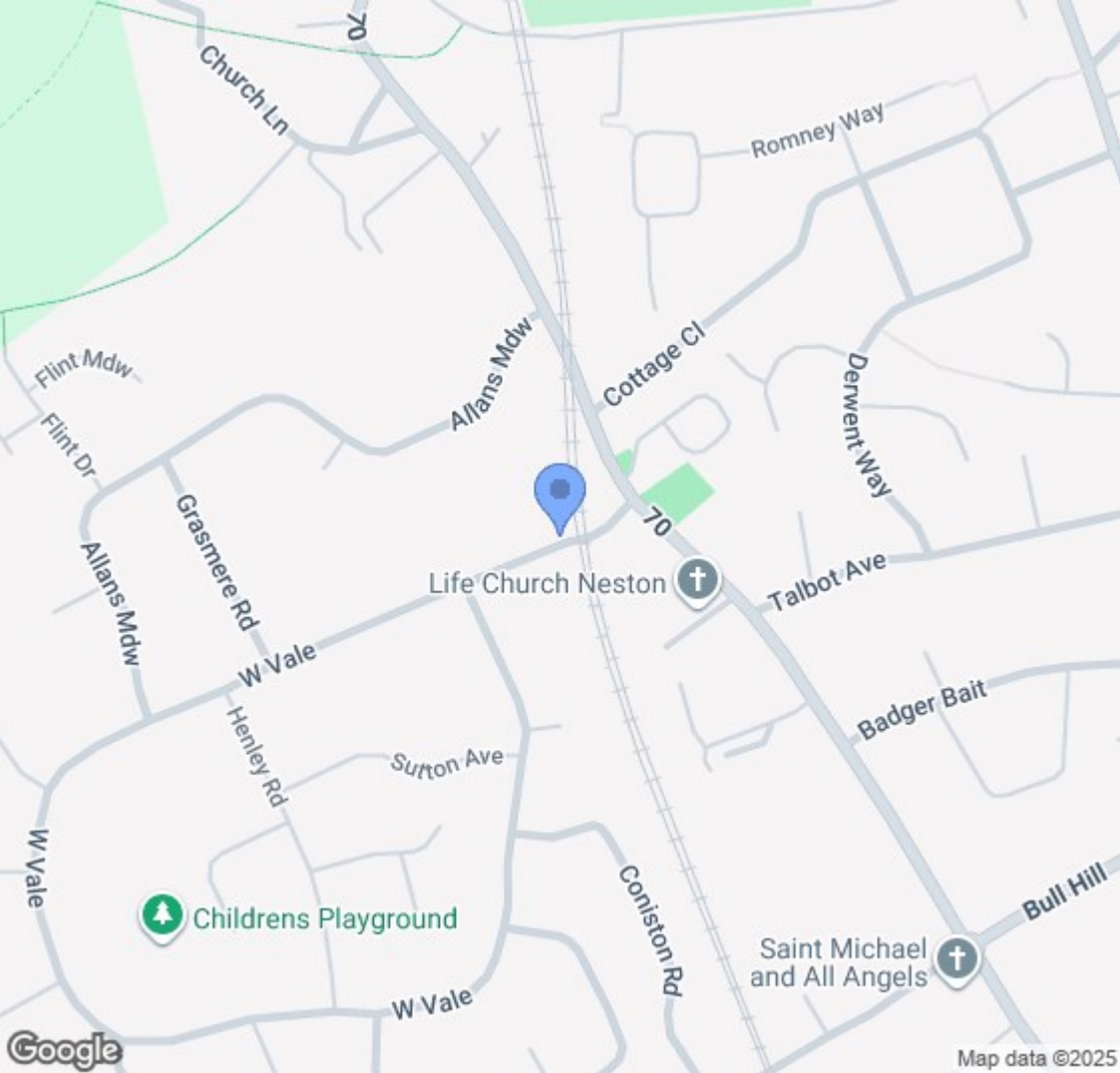
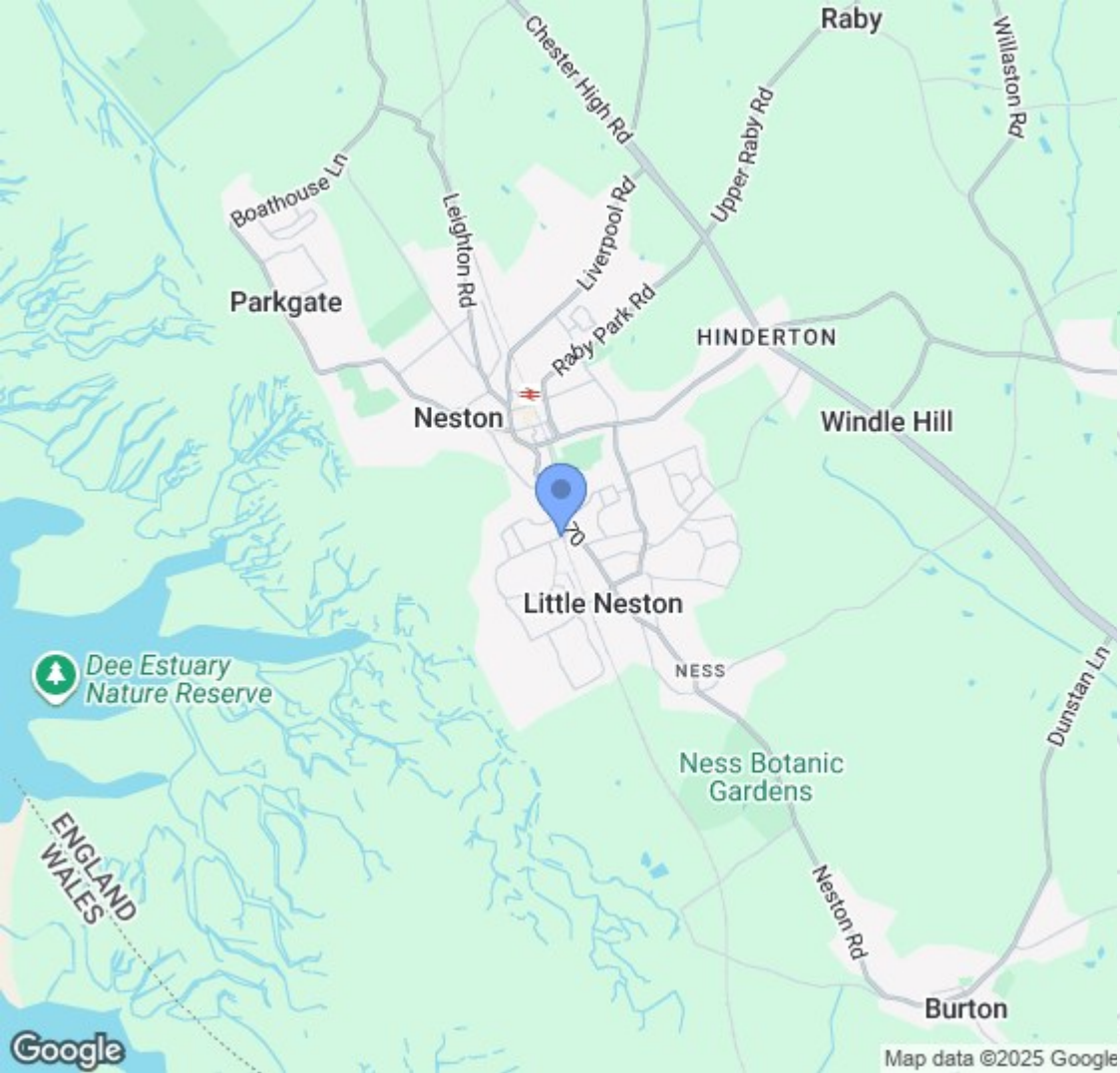
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>84</b>	<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 111.2 sq. metres (1196.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose 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. Plan produced using PlanUp.



Location Map

# Constables

S A L E S   &   L E T T I N G S

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