

DRAFT DETAILS

Constables

SALES & LETTINGS



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42 Raby Park Road Neston

£240,000



- Three Bedroom Semi Detached
- Off Road Parking
- Private Rear Garden
- Potential To Modernise
- Sought After Neston Location
- No Onward Chain

A traditional three-bedroom semi-detached property situated in a popular residential area, conveniently located for local amenities and within easy reach of Neston town centre.

The property offers spacious and well-maintained accommodation throughout, briefly comprising an entrance porch opening into a welcoming hallway with staircase to the first floor, a generous lounge with feature stone fireplace and large window allowing plenty of natural light, and a separate dining room with views over the rear garden. The fitted kitchen provides a range of wall and base units with space for appliances and access through to the dining area, creating an ideal space for family living.

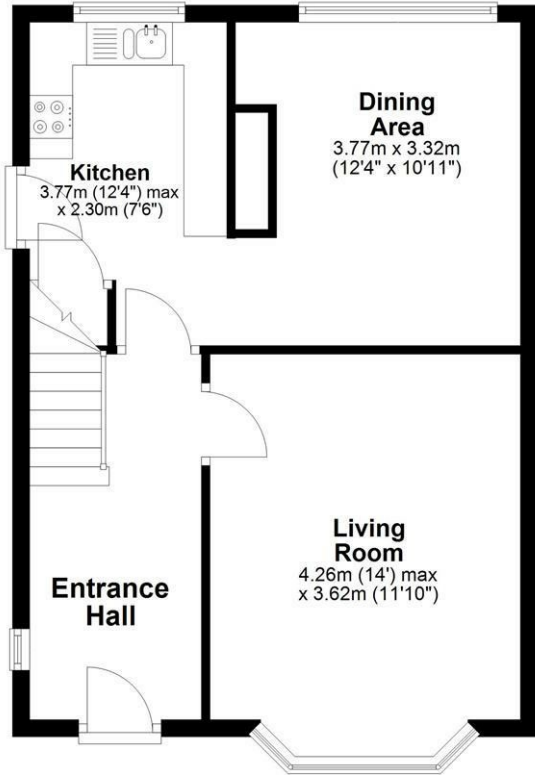
To the first floor there are three well-proportioned bedrooms, including two good-sized doubles and a further single bedroom, together with a family bathroom fitted with a washbasin and a bath with an overhead shower and there is a separate WC

Externally, the property benefits from a good-sized rear garden laid mainly to lawn with mature shrubs and planting, offering a pleasant outdoor space with patio area and useful garage. To the front, a driveway provides off-road parking alongside a pretty landscaped garden with established greenery.

The property offers excellent potential for a buyer to modernise and personalise to their own taste and is offered for sale with no onward chain. Early viewing is highly recommended.

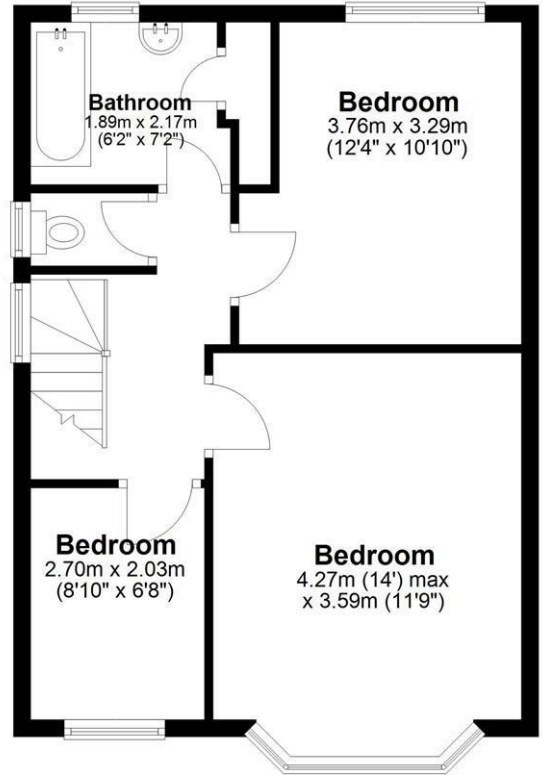
Ground Floor

Approx. 46.9 sq. metres (504.3 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.9 sq. feet)

42 Raby Park Road, NESTON

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

Living Room
14 x 11'10

Dining Area
12'4 x 10'11

Kitchen
12'4 x 7'6

First Floor

Master Bedroom
14 x 11'9

Second Bedroom
12'4 x 10'10

Third Bedroom
8'10 x 6'8

Family Bathroom
6'2 x 7'2

W/C

