



We are very proud to present
Furrocks Lane
Ness, Neston

On the market for
£360,000

A spacious and well-planned detached bungalow located in the highly sought Furrocks Lane in Ness. The property enjoys a private rear garden and has a large driveway for parking which leads to a double garage with electric door. The accommodation comprises; entrance hallway, spacious lounge with dining room off and kitchen. There are three bedrooms, one of which is used as a study and there is a shower room and separate WC. The property is offered for sale with no onward chain and early viewing is recommended.





- Detached Bungalow
- Double Garage

- Three Bedrooms
- Private Rear Garden

- Two Reception Rooms
- No Onward Chain

Location

The property is located in the much sought after semi-rural area of Ness in an exclusive development of bungalows.

The village of Ness is situated on the outskirts of Neston, and has a village pub and botanical gardens to enjoy. The Dee Estuary is also close by providing access to the Wirral Way and Dee Marshes cycle path.

The market town of Neston is approximately 1 mile away. Neston offers a comprehensive range of amenities including supermarkets, banks, independent retailers as well as a number of restaurants and inns and cafés. Chester High Road is a short drive away which gives access to the motorway network and larger commercial centres of the region.

There are many sporting and

leisure facilities on the Wirral including Royal Liverpool Golf Club, Neston Cricket Club, and West Kirby sailing club.

Approximate Distances:

Chester: 11 miles

Liverpool: 12 miles

Liverpool Airport: 29 miles

Manchester Airport: 39 miles

Entrance Hallway

Lounge

17'9" x 12' (5.41m x 3.66m)

Dining Room

8'6" x 8'11" (2.59m x 2.72m)

Kitchen

16' x 6'11" (4.88m x 2.11m)

Bedroom One

15'11" x 10'5" (4.85m x 3.18m)

Bedroom Two

12'5" x 10'5" (3.78m x 3.18m)

Bedroom Three/Study

7'6" x 10'4" (2.29m x 3.15m)

Shower Room

WC


Garage


16'6" x 16'10" (5.03m x 5.13m)

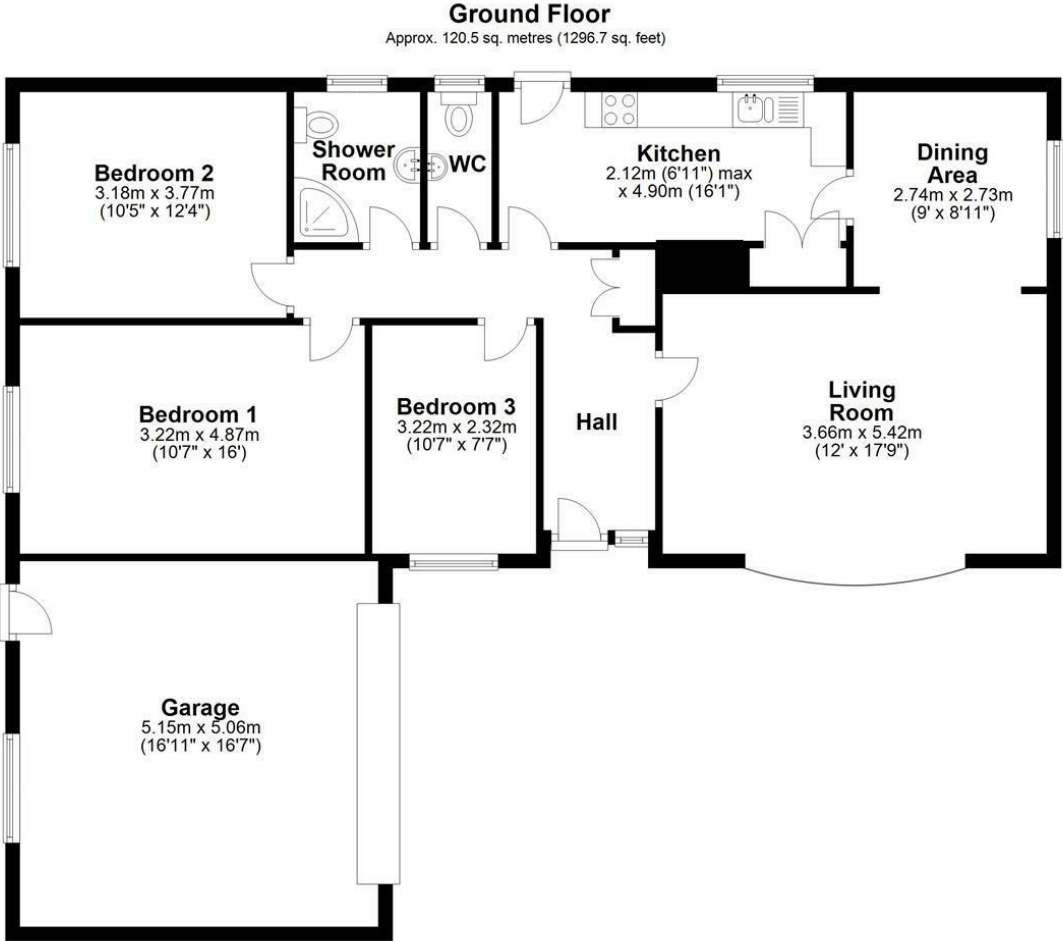




EPC & Floor Plan

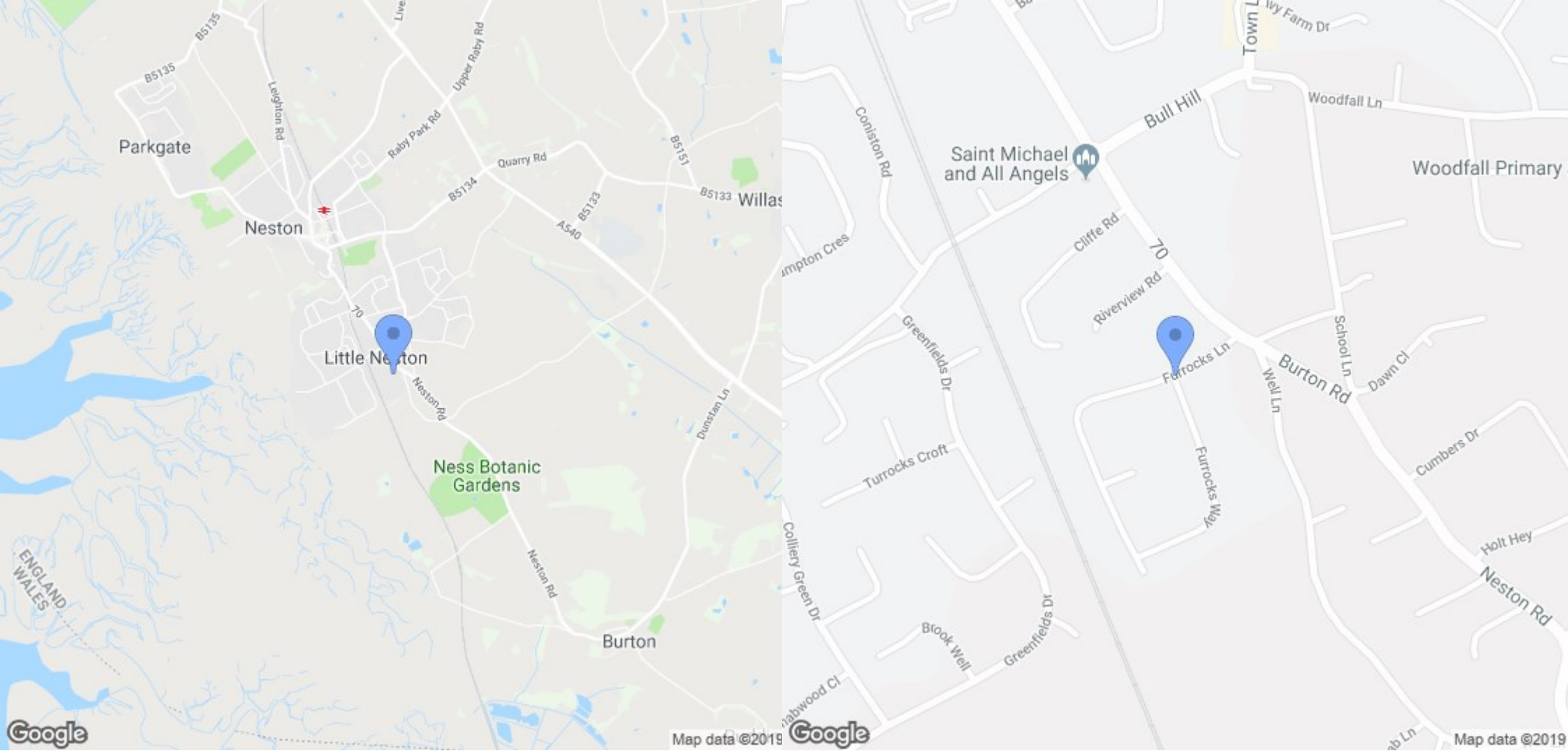
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>64</div>	<div>80</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A	<div>62</div>	<div>78</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 120.5 sq. metres (1296.7 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



21 High Street, Neston

South Wirral, Neston, Cheshire

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