



Constables
SALES & LETTINGS

Hooton Road

Willaston, Neston

£599,950



Constables are thrilled to present to the market this four/five-bedroom detached family home on the sought-after Hooton Road in Willaston. This impressive property is set back from the road on a generous plot and offers versatile accommodation, allowing for a variety of layout configurations and would be ideal for multi-generational living.

The entrance hall leads to a spacious front lounge that spans the full width of the property. There is also a lovely kitchen that opens into a sitting/dining room, a dining room with box bay window a bedroom, and a ground floor bathroom. The first floor features a master bedroom with fitted wardrobes, two additional bedrooms, and a bathroom. A second Lounge with double doors onto the garden completes the ground floor accommodation.

Outside, there is ample off-road parking at the front, with wrought iron gates leading to a covered driveway and the entrance porch. The delightful, well-manicured private rear garden boasts a paved patio area perfect for al fresco dining, leading onto a beautiful lawned area with mature shrubs, hedges, and bushes.

Early viewing is highly recommended.



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- Four Bedroom Detached Property
- Large Landscaped Rear Garden
- No Onward Chain
- Excellent Willaston Location
- Two Bathrooms
- Off Road Parking For Several Cars
- Large Character Lounge

Entrance Hall

Lounge

16'5 x 14'1 (5.00m x 4.29m)

Sitting Room

15'9 x 11'2 (4.80m x 3.40m)

Dining Room

11'10 x 10'06 (3.61m x 3.20m)

Fourth Bedroom

12'2 x 11'6 (3.71m x 3.51m)

Reception Room

9'10 x 9'10 (3.00m x 3.00m)

Bathroom

7'7 x 6'3 (2.31m x 1.91m)

Second Lounge

11'10 x 11'2 (3.61m x 3.40m)

Kitchen

13'5 x 9'2 (4.09m x 2.79m)

First Floor

Master Bedroom

19'8 x 16'5 (5.99m x 5.00m)

Second Bedroom

16'5 x 11'6 (5.00m x 3.51m)

Third Bedroom

15'1 x 7'10 (4.60m x 2.39m)

Second Bathroom

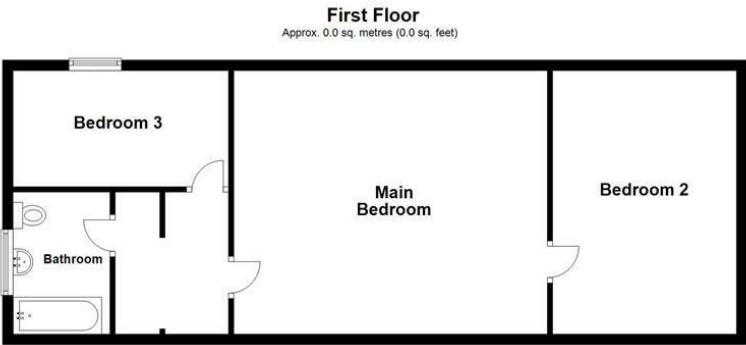
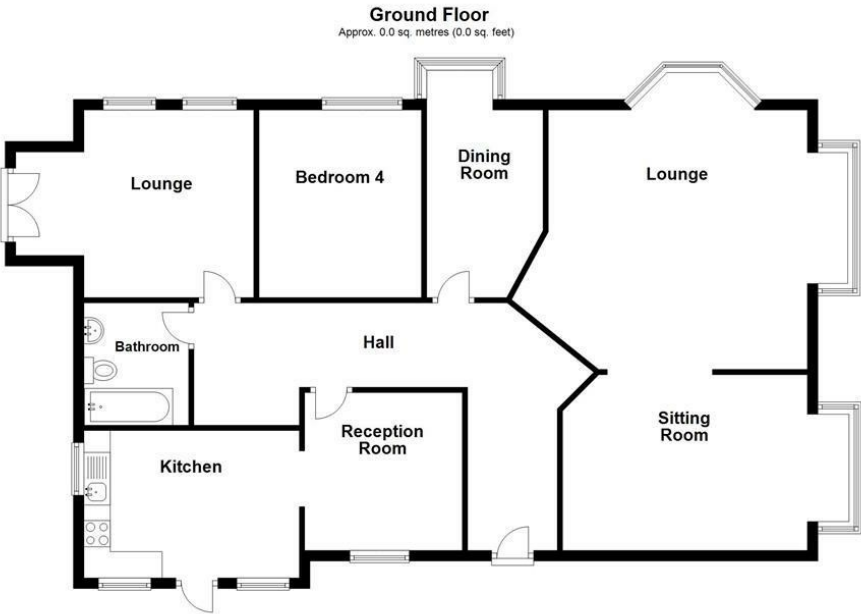
6'3 x 6'3 (1.91m x 1.91m)



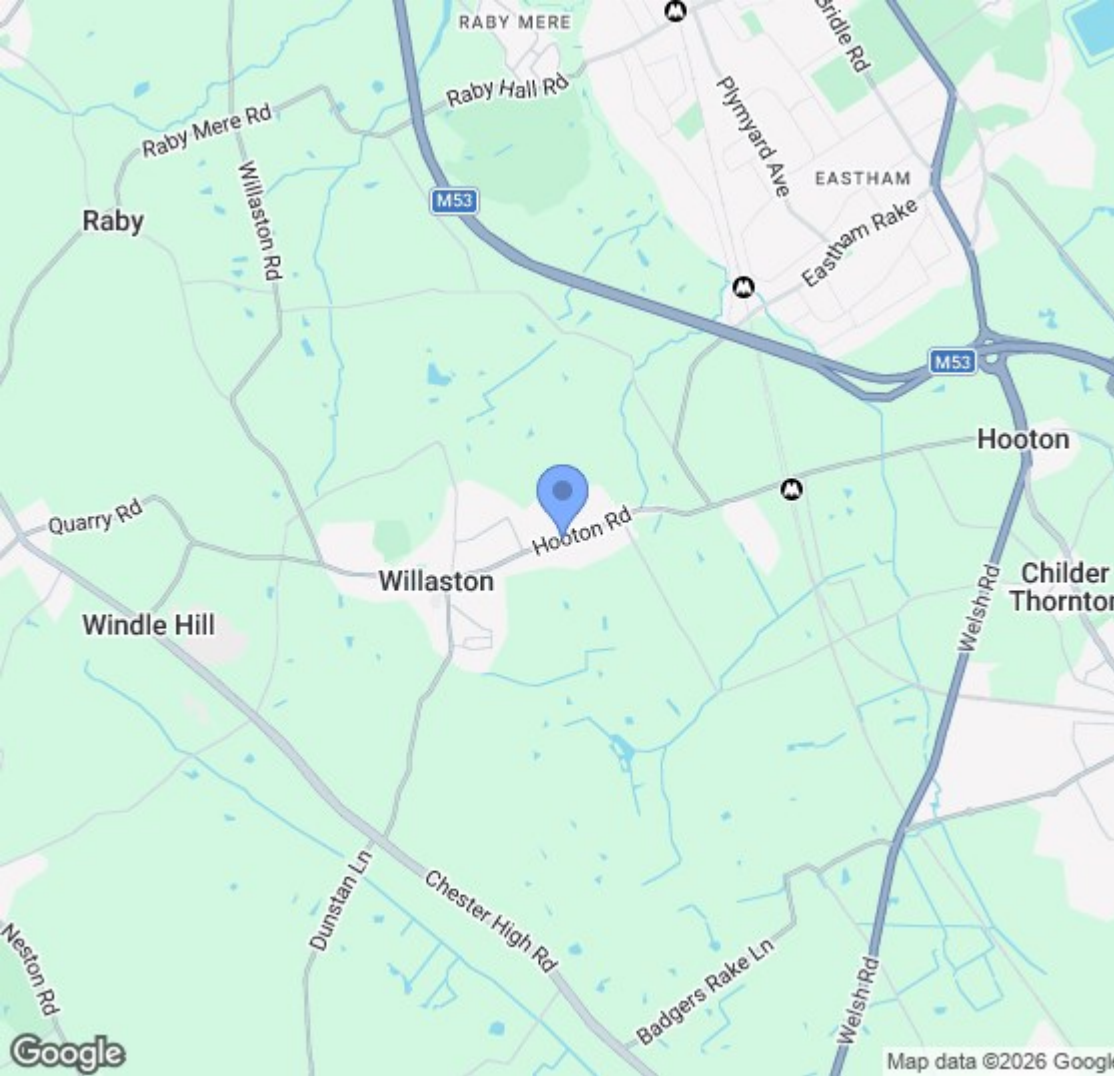


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 0.0 sq. metres (0.0 sq. feet)
Unknown property 2



Location Map

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

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