



Constables
SALES & LETTINGS

Wallcroft

Willaston, Neston

£315,000

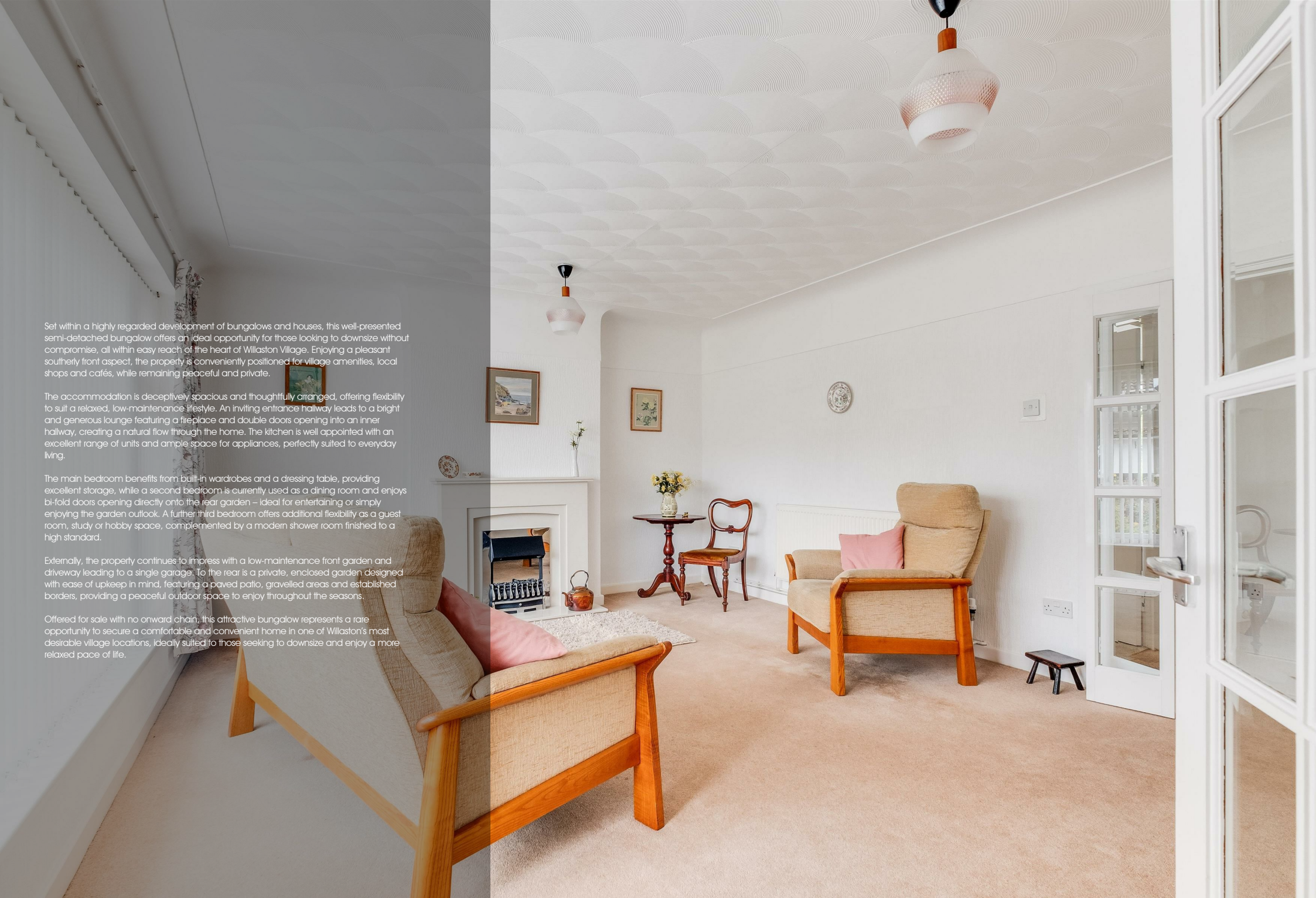
Set within a highly regarded development of bungalows and houses, this well-presented semi-detached bungalow offers an ideal opportunity for those looking to downsize without compromise, all within easy reach of the heart of Willaston Village. Enjoying a pleasant southerly front aspect, the property is conveniently positioned for village amenities, local shops and cafés, while remaining peaceful and private.

The accommodation is deceptively spacious and thoughtfully arranged, offering flexibility to suit a relaxed, low-maintenance lifestyle. An inviting entrance hallway leads to a bright and generous lounge featuring a fireplace and double doors opening into an inner hallway, creating a natural flow through the home. The kitchen is well appointed with an excellent range of units and ample space for appliances, perfectly suited to everyday living.

The main bedroom benefits from built-in wardrobes and a dressing table, providing excellent storage, while a second bedroom is currently used as a dining room and enjoys bi-fold doors opening directly onto the rear garden – ideal for entertaining or simply enjoying the garden outlook. A further third bedroom offers additional flexibility as a guest room, study or hobby space, complemented by a modern shower room finished to a high standard.

Externally, the property continues to impress with a low-maintenance front garden and driveway leading to a single garage. To the rear is a private, enclosed garden designed with ease of upkeep in mind, featuring a paved patio, gravelled areas and established borders, providing a peaceful outdoor space to enjoy throughout the seasons.

Offered for sale with no onward chain, this attractive bungalow represents a rare opportunity to secure a comfortable and convenient home in one of Willaston's most desirable village locations, ideally suited to those seeking to downsize and enjoy a more relaxed pace of life.





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- Semi-Detached Bungalow
- Kitchen
- High Sought After Location

- Two/Three Bedrooms
- Low Maintenance Rear Garden
- No Onward Chain

- Spacious Lounge
- Garage & Off Road Parking

Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary

school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast

access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton and Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports.

Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

Entrance Hallway

Lounge-Diner

16'10" x 13'2" (5.13m x 4.01m)

Kitchen

12'4" x 9'3" (3.76m x 2.82m)

Bedroom One

15'10" x 10'6" (4.83m x 3.20m)

Dining Room/Bedroom Two

12'9" x 9'2" (3.89m x 2.79m)

Bedroom Three

9'1" x 8'8" (2.77m x 2.64m)

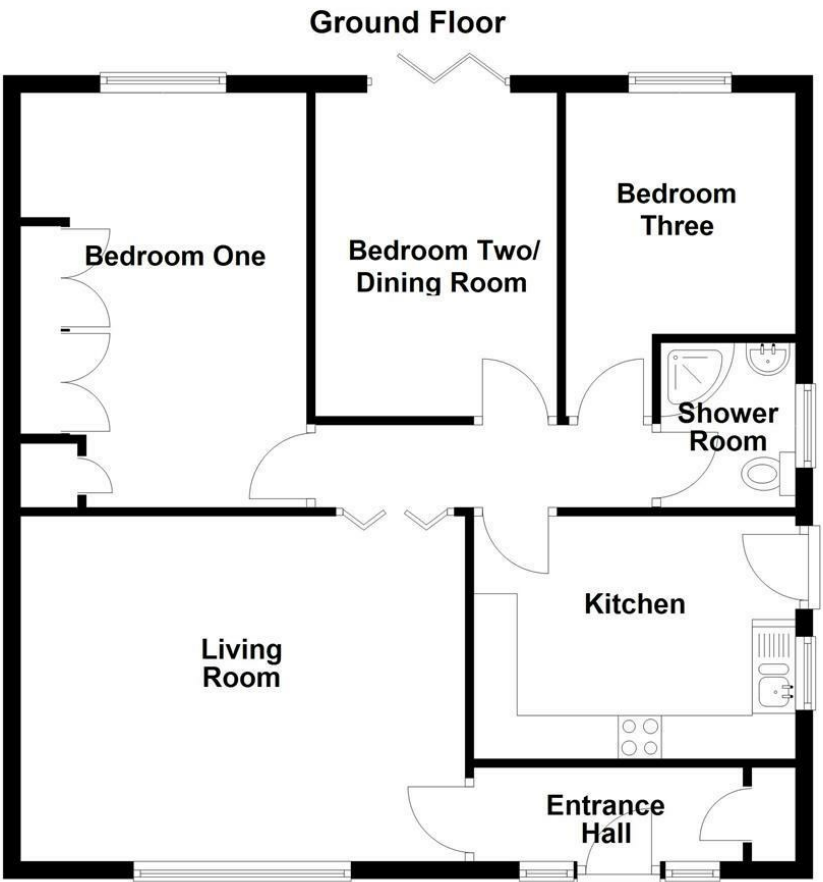
Shower Room



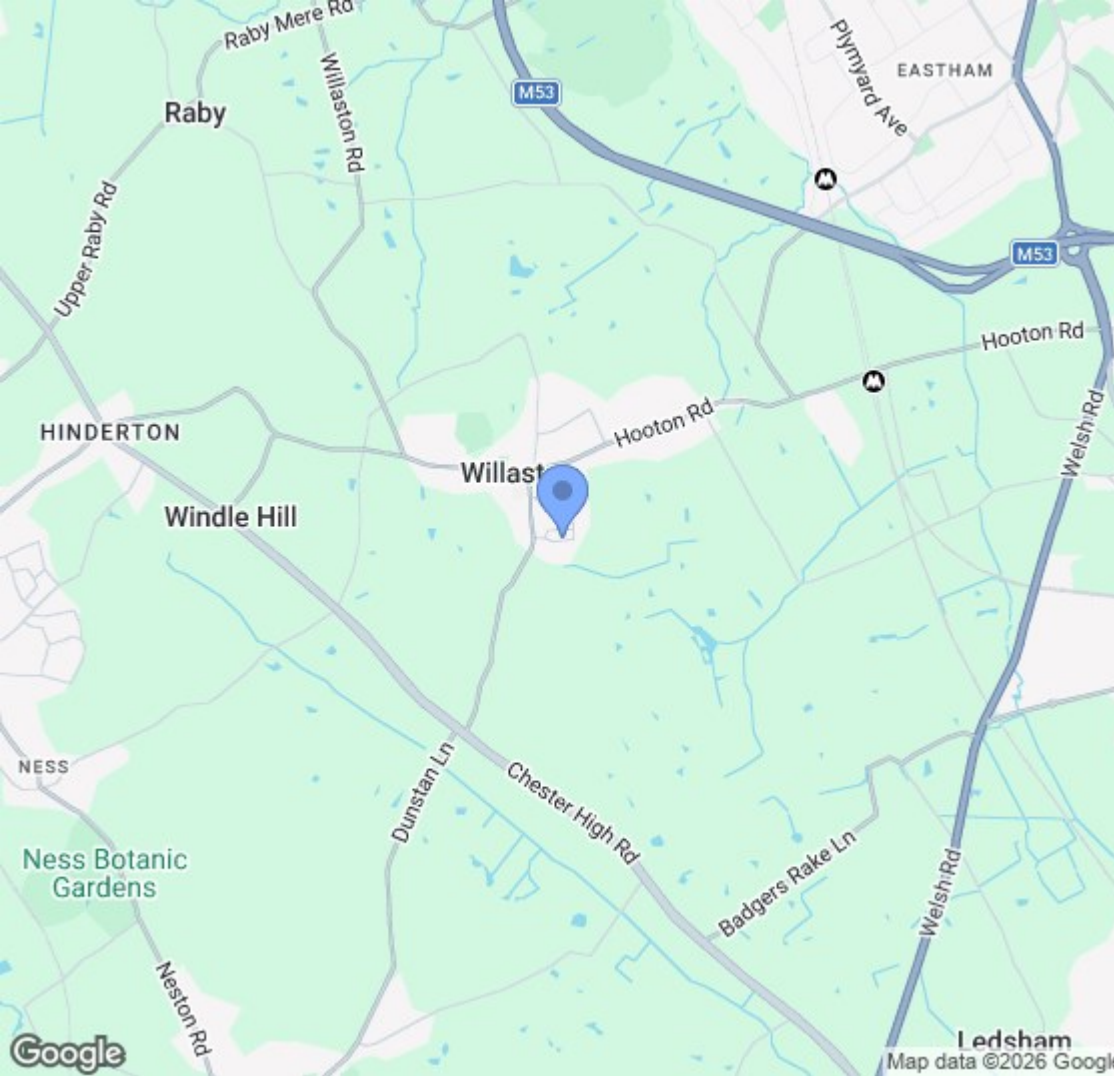


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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