

DRAFT DETAILS

Constables
SALES & LETTINGS



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74 Hooton Road Neston CH64

£599,950



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

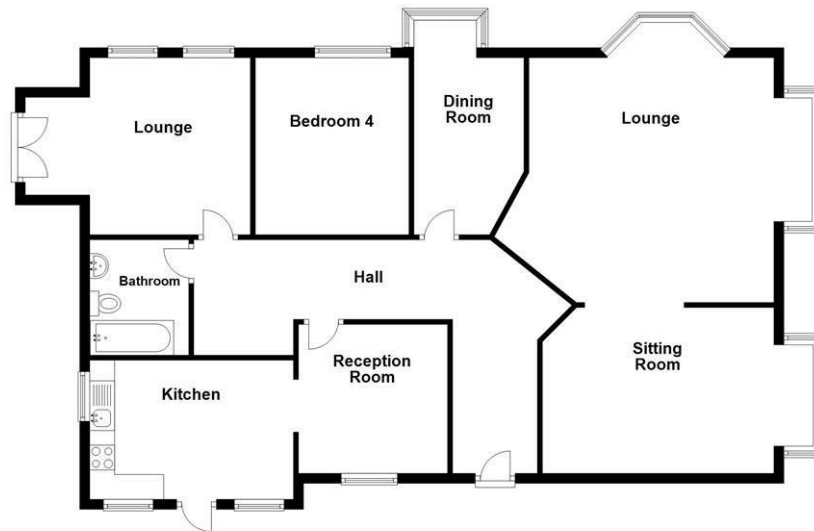
Constables are thrilled to present to the market this four/five-bedroom detached family home on the sought-after Hooton Road in Willaston. This impressive property is set back from the road on a generous plot and offers versatile accommodation, allowing for a variety of layout configurations and would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

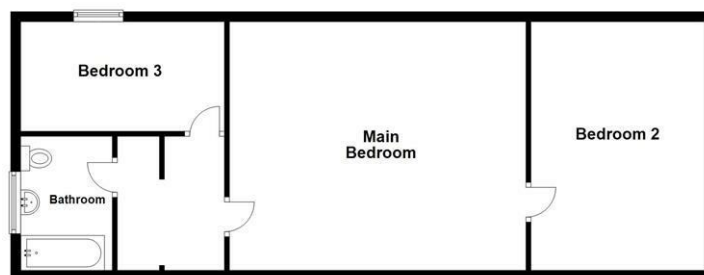
Outside, there is ample off-road parking at the front, with wrought iron gates leading to a covered driveway and the entrance porch. The delightful, well-manicured private rear garden boasts a paved patio area perfect for al fresco dining, leading onto a beautiful lawned area with mature shrubs, hedges,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

Early viewing is highly recommended.

Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



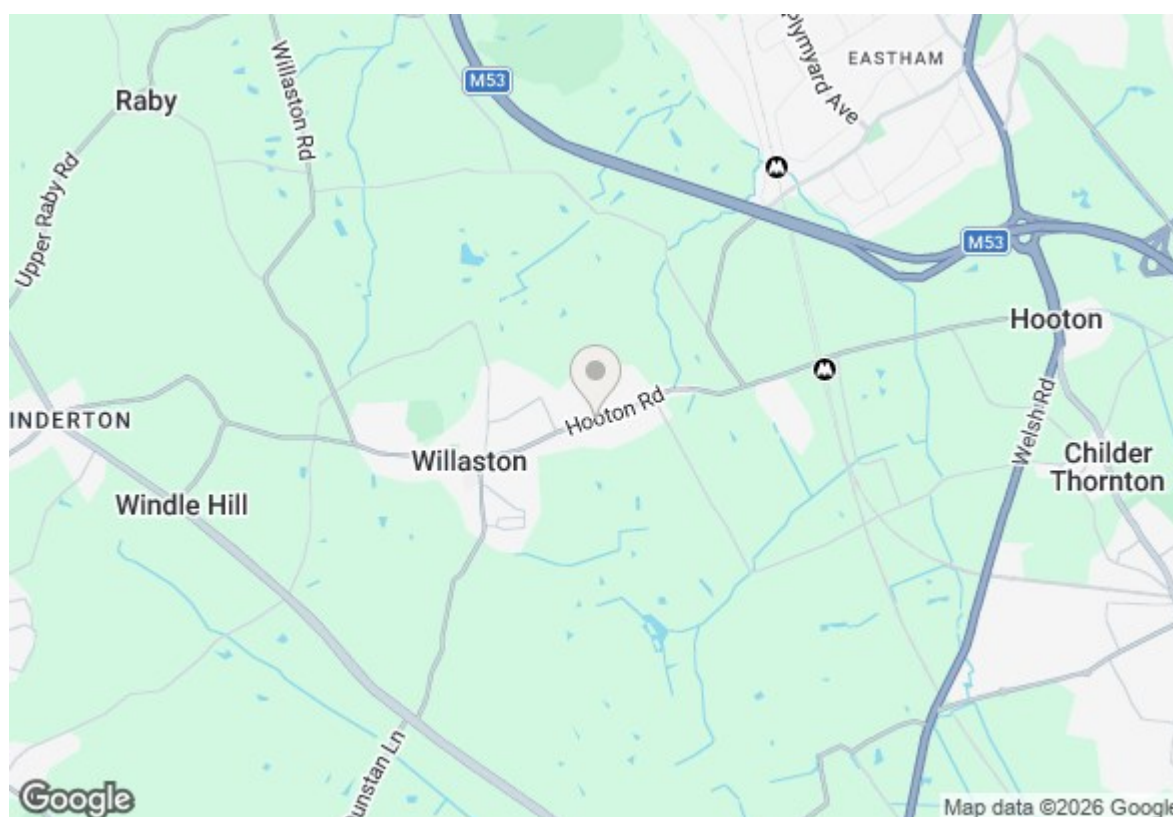
First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



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

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



Entrance Hall

Lounge
16'5 x 14'1

Sitting Room
15'9 x 11'2

Dining Room
11'10 x 10'06

Fourth Bedroom
12'2 x 11'6

Reception Room
9'10 x 9'10

Bathroom
7'7 x 6'3

Second Lounge
11'10 x 11'2

Kitchen
13'5 x 9'2

First Floor

Master Bedroom
19'8 x 16'5

Second Bedroom
16'5 x 11'6

Third Bedroom
15'1 x 7'10

Second Bathroom
6'3 x 6'3



