



Constables
SALES & LETTINGS

Neston Road

Willaston, Neston

£525,000

Constables is delighted to offer to the market this impressive Edwardian home located in the heart of Willaston Village. The property is extended and has been significantly improved in recent years with a modern kitchen & utility room and a new bathroom. There are many period features that synergise perfectly with quality contemporary finishes and fittings. The accommodation is arranged over three floors and is incredibly spacious and immaculately presented throughout. The entrance hallway has oak stripped flooring which continues into the lounge and dining room. The dining room is at the front of the property with a splayed bay window and gas fire. The lounge has a feature fireplace and is open to an L-shaped open-plan living area which incorporates a sitting room, dining area and kitchen; this space has quarry tiled flooring and two sets of French windows out to the rear garden. The kitchen is well-appointed with a good range of units and quartz work surfaces; there is space for a Range style cooker and American style fridge-freezer. Off the kitchen is a utility room with units and work surfaces to match the kitchen and there is also a ground floor shower room. To the first floor are three bedrooms and a new bathroom with bath, shower cubicle, wash hand basin and W.C. A staircase leads to the second floor where there is a fourth bedroom. At the front of the property a five bar double gate opens to gravel driveway for off road parking. There is side access to the rear garden which is incredibly private and is south-facing. The rear garden has a lawn, established borders, York stone paved patio and a brick built store. This stunning property must be viewed to be appreciated and early viewing is essential.



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- Semi-Detached Edwardian Property
- Four Bedrooms
- Utility Room
- Willaston Village Location
- Lounge, Dining Room and Open Plan Kitchen-Living Area
- South-Facing Private Rear Garden
- Accommodation Arranged Over Three Floors
- Two Bathrooms
- Off Road Parking

Location

The property is located in the popular village of Willaston which offers a number of local shops including Spar, two village pubs, doctor and dentist surgeries and a primary school, the property is also within walking distance to the Wirral Way. The town of Neston is within 2 miles of the property and provides a more comprehensive range of amenities.

Chester and Liverpool are both about 11 miles away which offer a wide range of shopping, schooling and leisure facilities.

On the recreational front there is a wide selection of sporting facilities nearby including the well-known Neston Cricket Club which also offers tennis and hockey, Wirral rugby club at Clatterbridge and several golf courses locally including Royal Liverpool and

Heswall.

Schooling is well catered for with primary schools in Neston, Willaston, Thornton Hough and Heswall and a choice of both state and private secondary schools nearby including West Kirby, Caldy and Wirral Grammar, Birkenhead and The King's and Queen's Schools in Chester.

The property benefits from excellent road communications with the A540 Parkgate Road providing fast access to Chester and the M56 motorway. Liverpool and Chester are both within easy commuting distance as is Manchester via the M56. For travel further afield there is a 2 hour inter-city rail service from Chester to London Euston via Crewe with a link from Hooton, and there are international airports at both Liverpool and Manchester.

Ground Floor

Entrance Hallway

Dining Room

14'7" x 11'11" (4.45m x 3.63m)

Lounge

11' x 11'9" (3.35m x 3.58m)

Open Plan Dining-Sitting Room

23'6" x 7'8" (7.16m x 2.34m)

Kitchen

10'10" x 10'6" (3.30m x 3.20m)

Utility

9'5" x 7'11" (2.87m x 2.41m)

Ground Floor Shower Room

7'10" x 5'6" (2.39m x 1.68m)

First Floor

Landing

Bedroom One

14'11" into bay x 11'11" (4.55m into bay x 3.63m)

Bedroom Two

11' x 8' (3.35m x 2.44m)

Bedroom Three

7'8" x 6'9" (2.34m x 2.06m)

Bathroom

7'10" x 10'11" (2.39m x 3.33m)

Second Floor


Bedroom Four

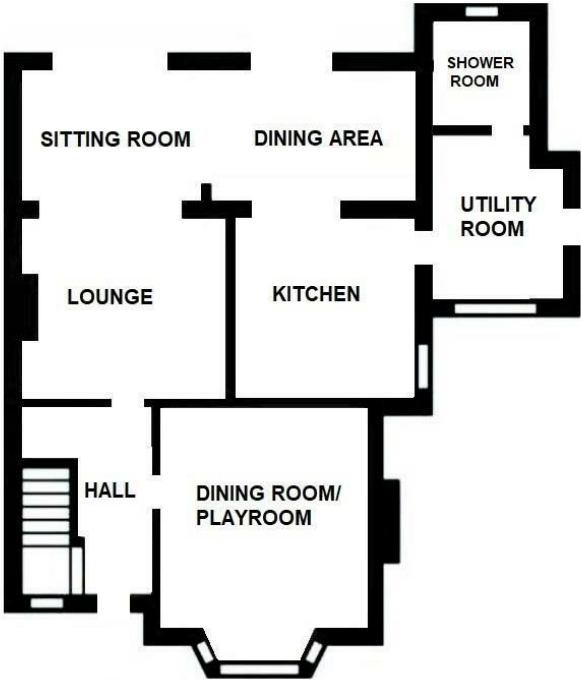
14'11" x 14'1" extending to 18'6" overall (4.55m x 4.29m extending to 5.64m overall)
restricted head height in places.



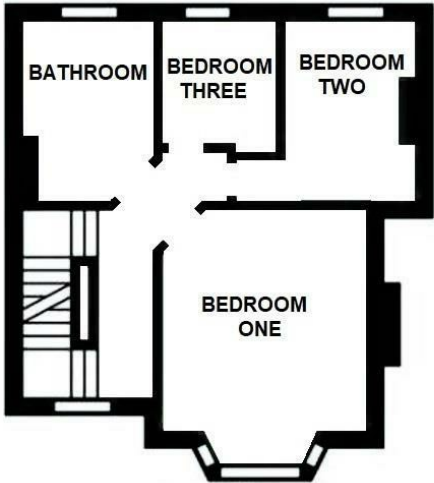


EPC & Floor Plan

| Energy Efficiency Rating | | |
|---|---------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | <div>58</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  |



GROUND FLOOR

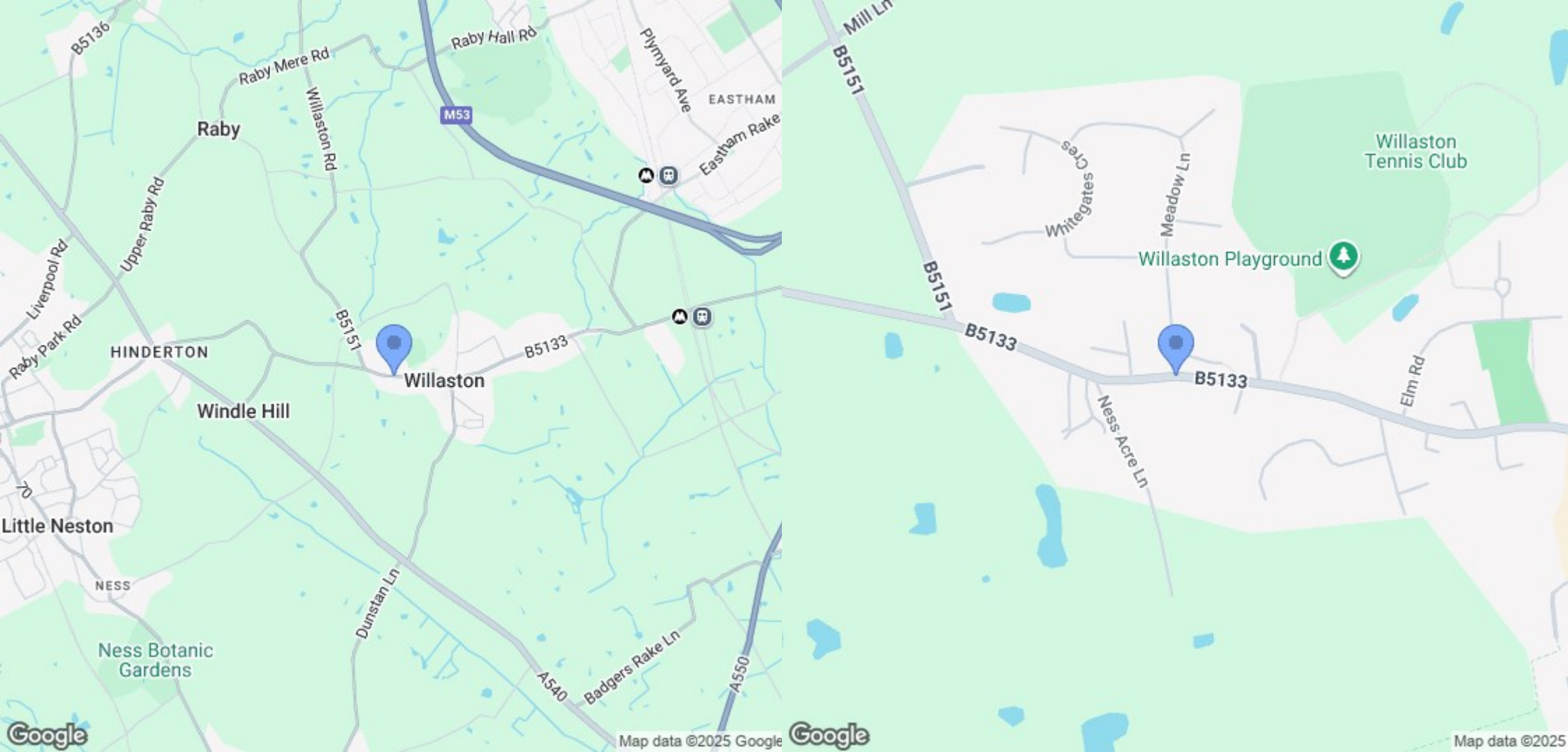


FIRST FLOOR



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes 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



Location Map

Constables

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