



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Hooton Road, Willaston, CH64 1SF

£599,950

4 Bedroom 4 Reception 2 Bathroom E

****No Onward Chain - Stunning Characterful Family Home - Open Plan Kitchen/Diner - Sought After Willaston Location****

Hewitt Adams are delighted to offer to the market 'Linden Hey' this characterful, four double bedroom semi-detached property bursting with charm on Hooton Road in Willaston. Set back from Hooton Road which is highly sought after, within walking distance of the centre of Willaston village, the property occupies a generous plot that is perfectly suited towards family life.

The owners have sympathetically modernised the property to accommodate family living whilst carefully retaining as much character as possible. This sympathetic mix of the old and the new has created a modern feeling family home that is still brimming with the period charming features you'd expect from a home from this era.

In brief the accommodation affords; entrance hall, spacious lounge, dining room and a further reception room, 35 ft open-plan kitchen diner and WC/shower room. To the first floor there are four double bedrooms and a family bathroom.

With ample off-road parking for multiple vehicles, and a sunny aspect and private rear garden mainly lawned with established borders with secure boundaries and a timber garden shed.

Early possession is possible with the added benefit on no ongoing chain - please call Hewitt Adams on 0151 336 0808 to view.

Hall

18'11 x 10'10 (5.77m x 3.30m)

Timber front door to hallway, windows to front and side aspect, central heating radiator, understairs storage, stairs to first floor, doors to;

Living Room

18'04 x 13'03 (5.59m x 4.04m)

Window to front aspect, central heating radiator, character fireplace.

Morning Room

14'01 x 11'04 (4.29m x 3.45m)

Window to front elevation, central heating radiator, traditional fireplace.

Utility/Reception Room

12'07 x 11'09 (3.84m x 3.58m)

Windows and door to rear, built in storage cupboards, base units with sink and drainer, space for washing machine and tumble dryer, boiler.

Kitchen/Diner

35'03 x 16'00 (10.74m x 4.88m)

A 35ft open plan kitchen/dining/living room with a beautifully appointed shaker style kitchen with Quartz work surfaces incorporating double sink and drainer, integrated appliances includes; fridge freezer, NEFF double oven, microwave oven, dishwasher, five ring gas hob. Ceiling lantern, windows to rear and front elevations, two central heating radiator, inset spotlights, French doors leading outside, door to WC/shower room.

WC/Shower Room

9'09 x 3'10 (2.97m x 1.17m)

WC, wash hand basin with vanity unit, walk in shower, tiled, window to side.

Landing

Storage cupboard, window to side, doors to;

Bedroom 1

18'08 x 13'04 (5.69m x 4.06m)

Window to front aspect, central heating radiator.

Bedroom 2

16'11 x 11'05 (5.16m x 3.48m)

Window to rear and side aspect, central heating radiator.

Bedroom 3

12'02 x 12'01 (3.71m x 3.68m)

Window to rear aspect, central heating radiator, built in wardrobes.

Bedroom 4

13'08 x 10'03 (4.17m x 3.12m)

Window to rear and side aspect, central heating radiator, currently in use as a dressing room.

Bathroom

9'04 x 7'11 (2.84m x 2.41m)

Comprising; WC, wash hand basin with vanity, bath with shower over, inset spotlights, towel radiator, window to side elevation.

