



Constables
SALES & LETTINGS

Chantry Walk

Heswall, Wirral

£600,000



Constables is delighted to offer this fantastic opportunity to purchase a traditional, 1930s detached property in a highly regarded location in Lower Heswall.

The property enjoys an enviable position in a quiet cul-de-sac and occupies a good sized private plot. There is scope for further improvement or extension subject to the relevant permissions.

The property is set back from the road and has a lawned garden and driveway at the front which leads to the garage. The garage has an up and over door, side door, power and light, the garage also houses the combi boiler and meters.

A welcoming entrance hallway has stairs to the first floor landing and a cloakroom. The hall leads to the kitchen-breakfast room and lounge. The kitchen-breakfast room has a good range of storage units and an integrated double oven and hob. The lounge is a bright room with dual aspect windows and this has an opening into the dining room. On the first floor there are three bedrooms, a separate W.C. and bathroom. There is a loft access point in the bathroom; the loft has been boarded and was previously used as a hobby room, this has potential for conversion subject to the relevant permissions.

At the rear of the property is a good-sized garden, with lawn, paved patio, established borders, greenhouse and storage shed.

This impressive property must be seen to be appreciated and early viewing is essential.





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- Traditional Detached Property
- Three Bedrooms
- Garage & Driveway
- Council Tax Band: F

- Highly Sought After Cul-de-sac in Lower Heswall
- Two Reception Rooms
- Early Viewing Essential

- Huge Potential for Improvement
- Good Sized Garden with greenhouse and shed
- Tenure: Freehold

Accommodation

Entrance Hallway

Cloakroom/W.C.

6'8" x 3' (2.03m x 0.91m)

Lounge

14'6" x 12'8" (4.42m x 3.86m)

Dining Room

11'2" x 11'11" (3.40m x 3.63m)

Kitchen-Breakfast Room

17'9" x 7'5" (5.41m x 2.26m)

Landing

Bedroom One

12'8" x 14'6" (3.86m x 4.42m)

Bedroom Two

11'1" x 11'10" (3.38m x 3.61m)

Bedroom Three

7'5" x 9'9" (2.26m x 2.97m)

Bathroom

10'8" x 5'6" (3.25m x 1.68m)


Separate W.C.

2'8" x 5'2" (0.81m x 1.57m)

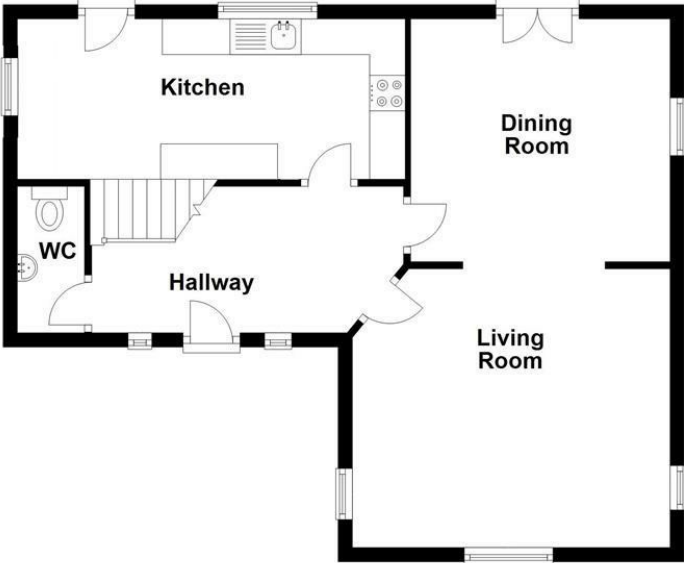




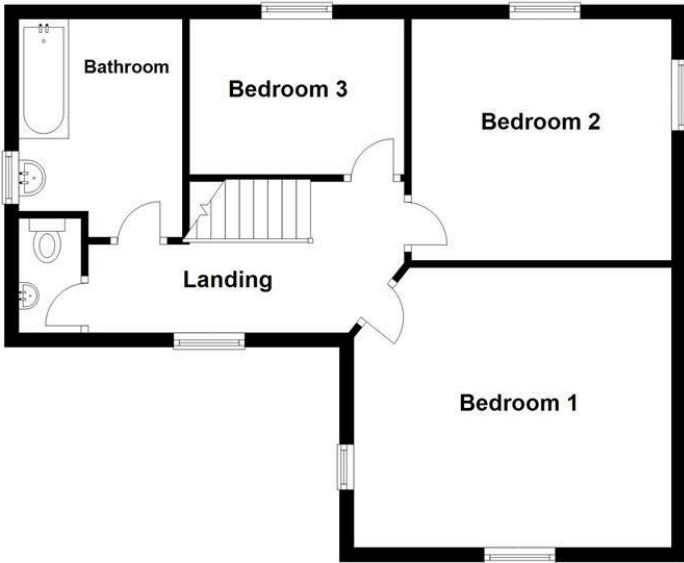
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

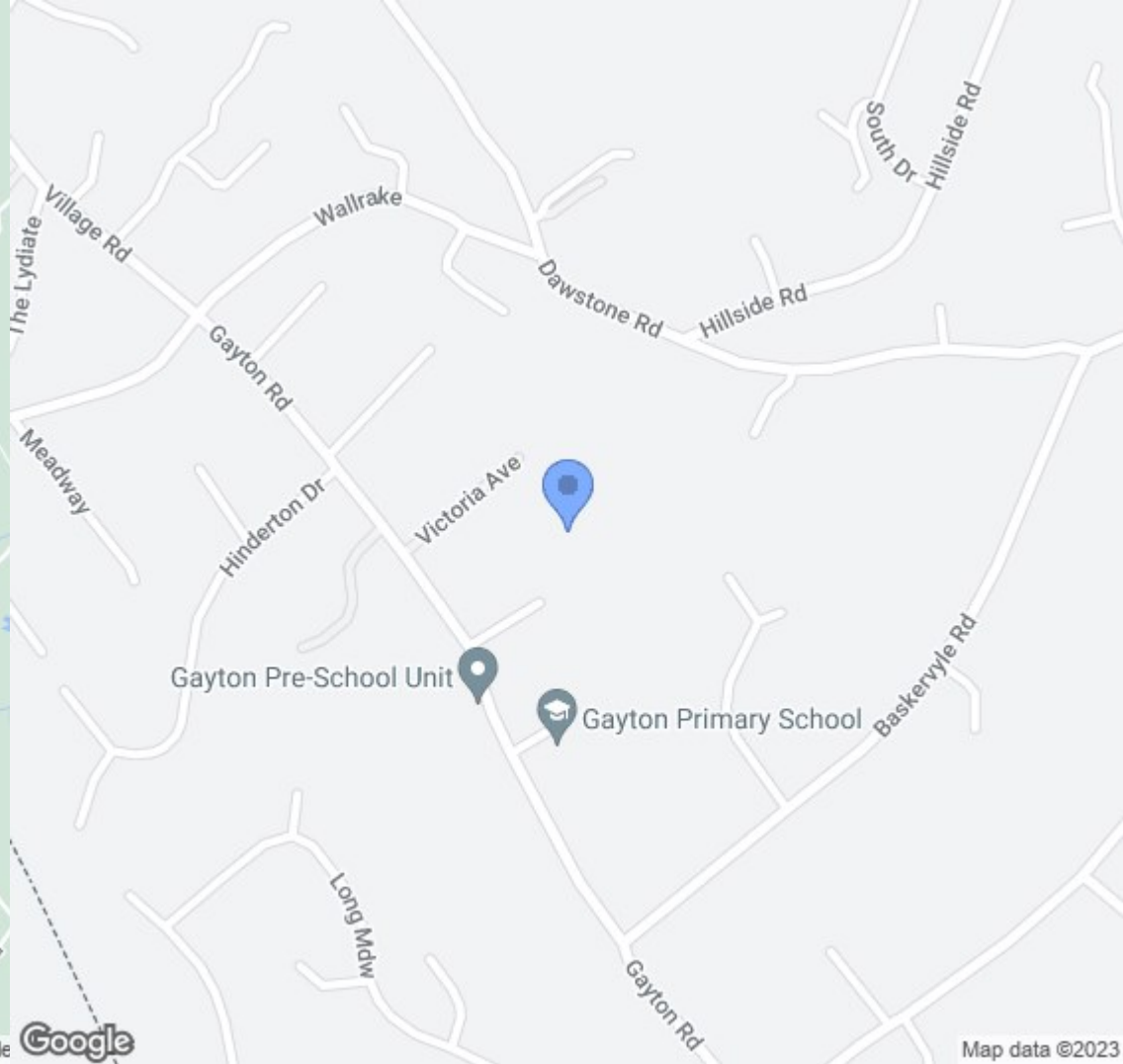
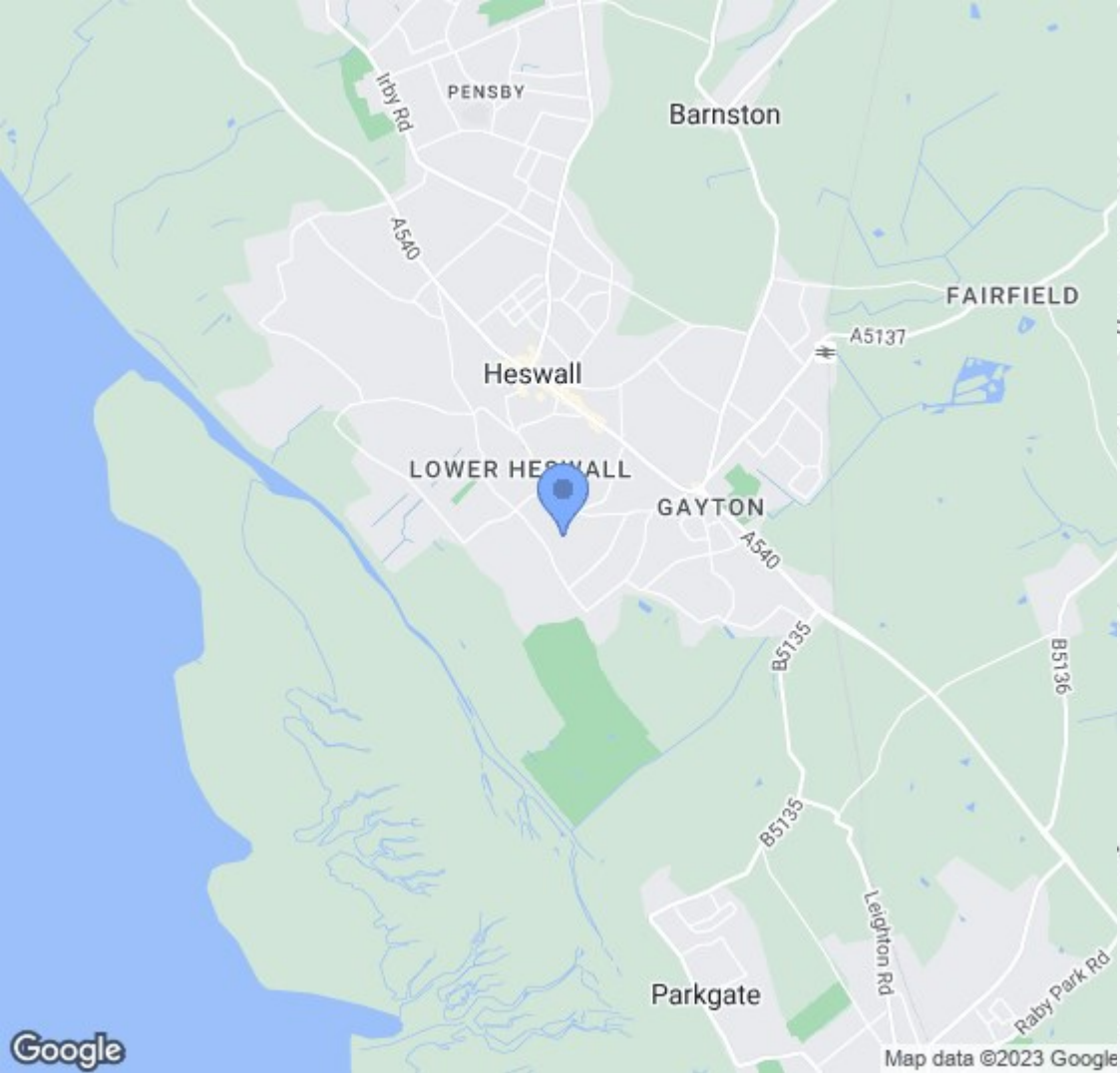
Ground Floor



First 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 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

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