




Constables
SALES & LETTINGS

Woodend Lane Burton, Neston

£750,000



Constables is delighted to offer for sale this impressive detached property, situated in a highly sought after semi-rural, yet convenient location on the outskirts of Burton and Willaston in Cheshire.

The property provides incredibly spacious and versatile accommodation with several rooms on the ground floor lending themselves for use as either additional bedrooms or reception rooms as required.

The accommodation comprises; entrance hallway, an extended kitchen-breakfast room with French doors opening out to the patio and there is an integrated double oven and hob, off the kitchen is a sitting room. There is a separate lounge with bay window and parquet flooring and a dining room. There are two ground floor double bedrooms with built in wardrobes and a smaller study/bedroom. A bathroom completes the ground floor accommodation. On the first floor there is another double bedroom and a bathroom.

The property occupies a very established plot with mature plants, shrubs and trees. The plot extends to approximately 1/3 acre and has lawned gardens to three sides and there is a raised decked area. At the front there is a large driveway and turning area and a double garage that houses the boiler and has a separate W.C.

This stunning home must be seen to appreciate the space on offer and early viewing is essential.



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- Detached Property
- Four/Five Bedrooms
- Double Garage & Parking
- Extremely Sought After Semi-Rural Location
- Four Reception Rooms
- Tenure: Freehold
- Versatile Accommodation
- Established Plot Extending to approx 0.3 Acre
- Council Tax Band: F

Entrance Hallway

Lounge

13'1" x 14'5" (3.99m x 4.39m)

Dining Room

12'5" x 11'10" (3.78m x 3.61m)

Kitchen-Breakfast Room

overall 22'3" max x 15'8" (overall 6.78m max x 4.78m)

Sitting Room

14'3" x 9'5" (4.34m x 2.87m)

Study/Bedroom Three

7'10" x 8'5" (2.39m x 2.57m)

Bedroom One

14'5" x 11'11" (4.39m x 3.63m)

Bedroom Two

9'10" x 9'1" into bay (3.00m x 2.77m into bay)

Bathroom

8' x 7'11" max (2.44m x 2.41m max)

Landing

Bedroom Four

10'11" excluding bay x 12' (3.33m excluding bay x 3.66m)

Bathroom

8'5" x 6'4" (2.57m x 1.93m)


Double Garage

15'4" x 22'3" (4.67m x 6.78m)



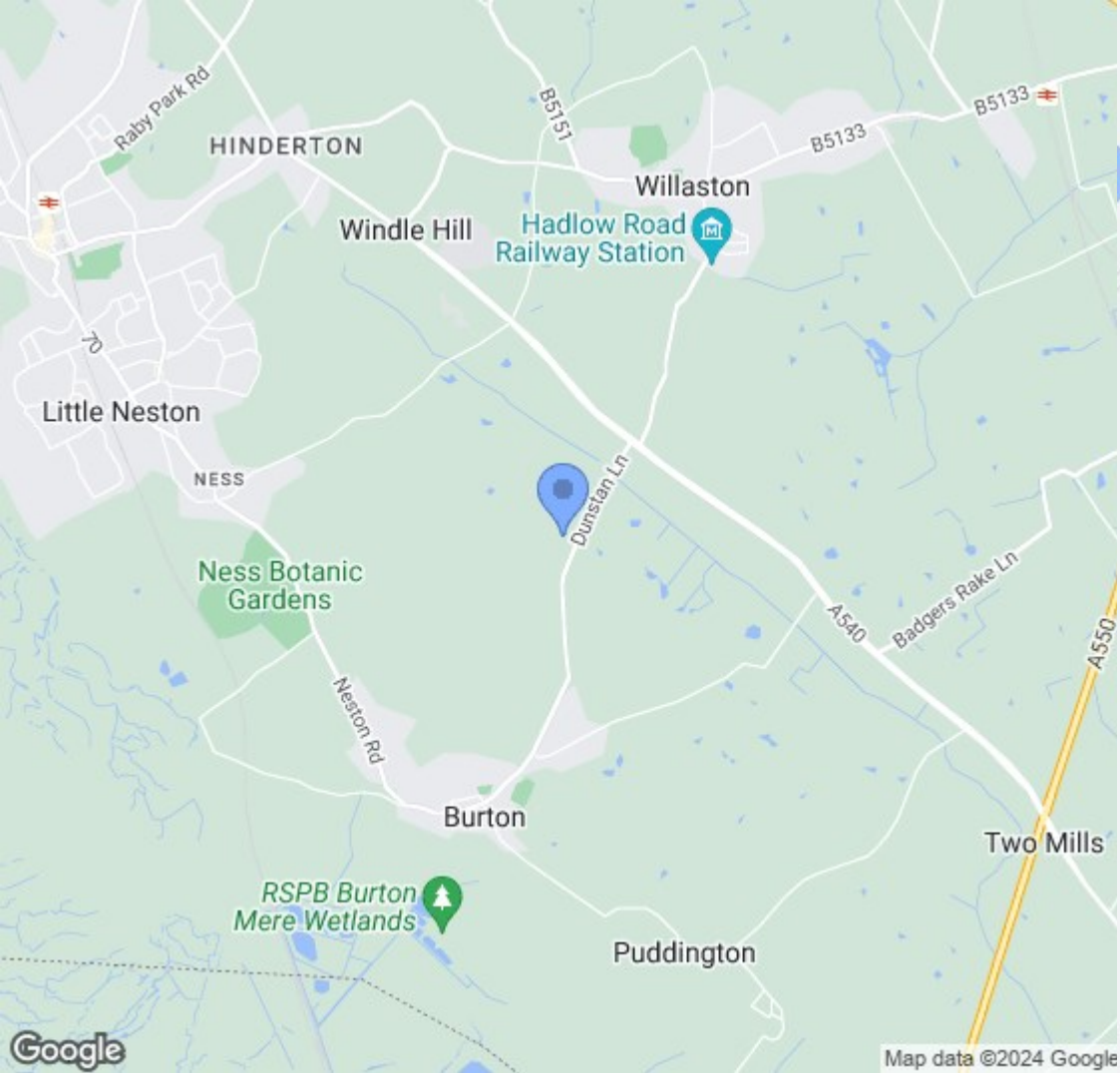


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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S A L E S & L E T T I N G S

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