



Constables
SALES & LETTINGS

Brickworks Way , Hooton

£350,000

Constables are pleased to offer to the market this immaculate four double bedroom detached property, situated on a highly sought after new development in Hooton, close to the historic village of Willaston.

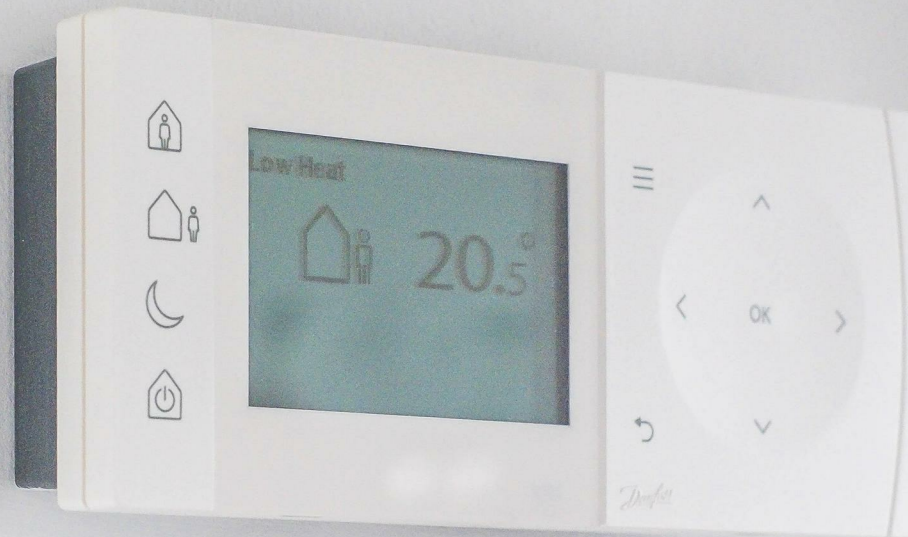
The property is nearly brand new, being only two years old, and benefits from 8 year remaining on the new home build warranty. The property has been finished to an excellent standard with quality fixtures and fittings throughout.

The accommodation comprises an entrance hall with under stairs storage cupboard and W.C. Lounge with two sets of French doors leading out to the garden. The kitchen/diner is very well appointed with an excellent range of units, a breakfast bar and an integrated oven, gas hob, microwave, dishwasher, fridge and freezer. Off the kitchen is the utility room. On the first floor there are four double bedrooms, an en-suite shower room and a family bathroom. Externally a driveway provides off road parking and at the rear is an enclosed garden with lawn and paved patio.

The property is located close to Hooton train station and the village of Willaston, which has a range of amenities, including two pubs, hair salon, bakery, convenience store, cafe, and gift shop. There is also easy access to the Wirral Way and the M53 motorway.

This is a beautiful property that is sure to be popular, so early viewing is highly recommended.





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- New Build Four Bedroom Detached
- Large Corner Plot
- South Facing Garden
- NHBC Guarantee Remaining
- Exceptional Fit and Finish Throughout
- Private Aspect

Entrance Hall

W/C

3'04 x 5'05 (1.02m x 1.65m)

Lounge

Kitchen / Diner

18'07 x 10'02 (5.66m x 3.10m)

Utility Room

5'05 x 5'08 (1.65m x 1.73m)

First Floor

Master Bedroom

9'02 x 13'09 (2.79m x 4.19m)

En-Suite

5'05 x 8'02 (1.65m x 2.49m)

Second Bedroom

9'00 x 10'07 (2.74m x 3.23m)

Third Bedroom

10'03 x 9'00 (3.12m x 2.74m)

Fourth Bedroom

9'01 x 9'07 (2.77m x 2.92m)


Family Bathroom

5'07 x 7'00 (1.70m x 2.13m)

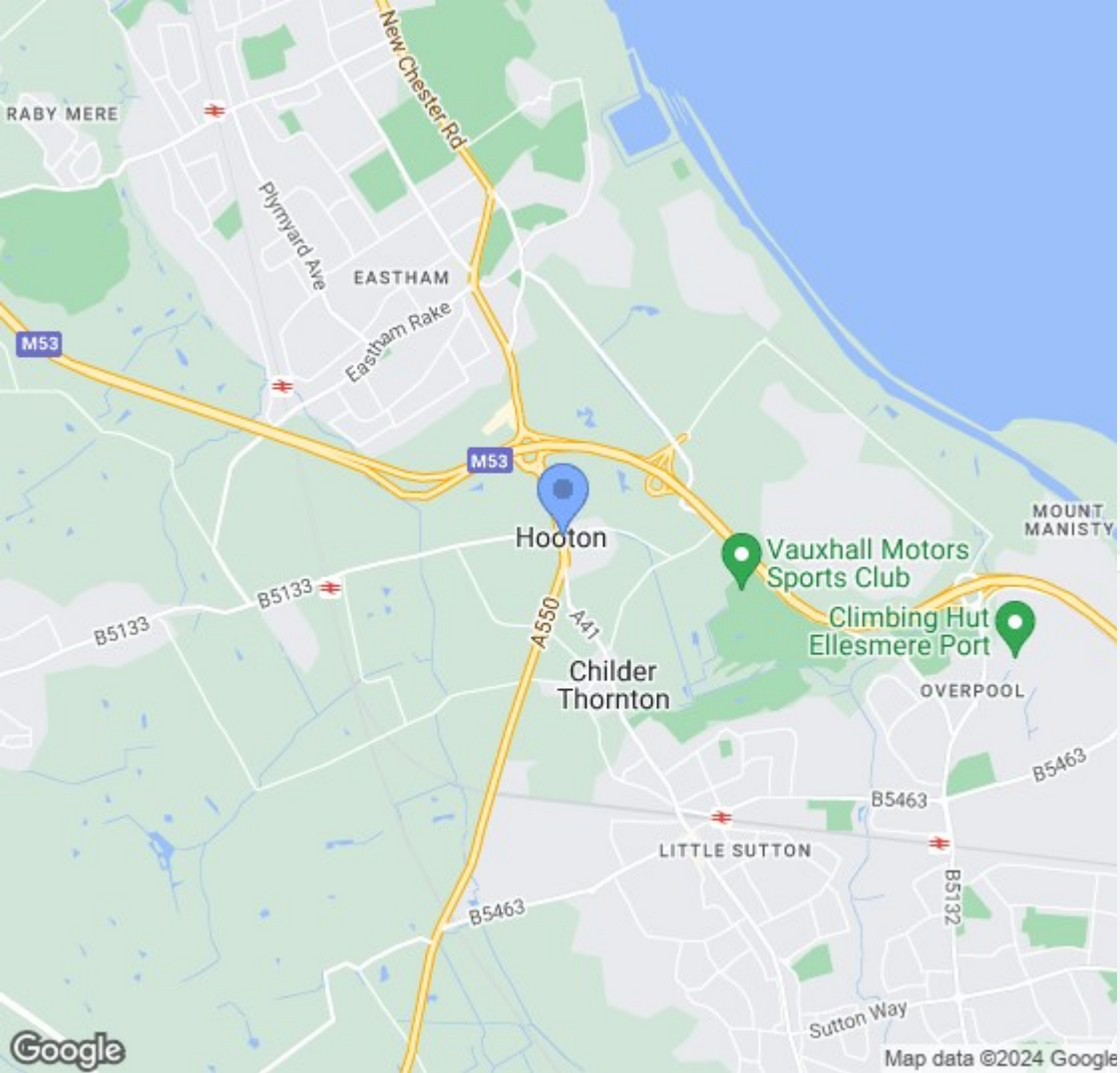




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Location Map

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