




**Constables**  
SALES & LETTINGS

Wallcroft

Willaston, Neston

£350,000

The image is a composite of two photographs. The left side shows a dark, overcast sky with bare trees and a brick wall. The right side shows a bright, blue sky with a paved area, a wooden fence, and a brick wall. The text is overlaid on the left side of the image.

A fully renovated semi-detached dormer bungalow located in a highly sought after area in the village of Willaston, Cheshire. The current owner has undertaken an extensive scheme of renovation to create a spacious and immaculately presented home that offers accommodation that is incredibly versatile with rooms lending themselves to flexible uses depending on the new owners requirements.

The renovation includes the creation of two first floor bedrooms, loft room for storage/dressing room and a shower room, the ground floor living space has been opened up into an open plan area incorporating the kitchen, living and dining areas. The kitchen and bathrooms are brand new, there is a new heating system and electrics, walls have all been newly plastered, and the house has had full decoration and new flooring throughout.

The accommodation comprises: entrance hallway with storage cupboard, large open plan kitchen-living space with French doors leading out to the rear garden, two bedrooms or additional reception rooms and a bathroom. On the first floor there are two bedrooms a shower room and storage room.

Externally a driveway provides off road parking and leads to the garage. At the rear is an incredibly private garden that adjoins the Wirral Way. The seller can offer a choice of landscape options, subject to allocated budget (speak to the agent for further information).

Offered for sale with no onward chain, early viewing is essential.

# Constables

SALES & LETTINGS

- Fully Renovated Dormer Bungalow
- Flexible Accommodation Use
- Four Bedrooms
- Two Bathrooms
- Open Plan Living Space
- Driveway & Garage
- Private Rear Garden
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: C

## Location

The property enjoys an excellent location in the heart of Willaston village. Willaston provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school. Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and

Wirral.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Eastham Rake & Hooton to Liverpool & Chester from which there is a sub 2hr intercity

service to London Euston and both Liverpool and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

## Accommodation

### Entrance Hallway

### Open plan Living Space

overall 22'2" x 24'7" (overall 6.76m x 7.49m)

### Bedroom One/Reception Room

12'10" x 13'1" (3.91m x 3.99m)

### Bedroom Two/Reception Room

8'10" x 9'9" (2.69m x 2.97m)

### Bathroom

6'5" x 5'2" (1.96m x 1.57m)

### Bedroom Three

13'2" x 9'9" (4.01m x 2.97m)

### Bedroom Four

13'2" x 6'5" (4.01m x 1.96m)

### Shower Room

6'8" x 8'7" (2.03m x 2.62m)

### Loft Storage Room


13'2" x 6'5" (4.01m x 1.96m)

### Garage



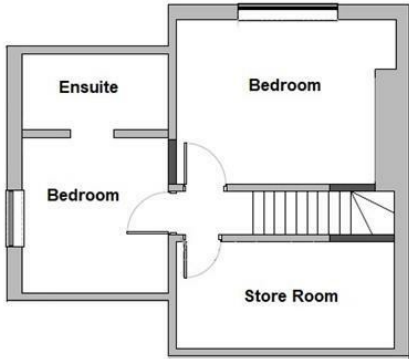


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

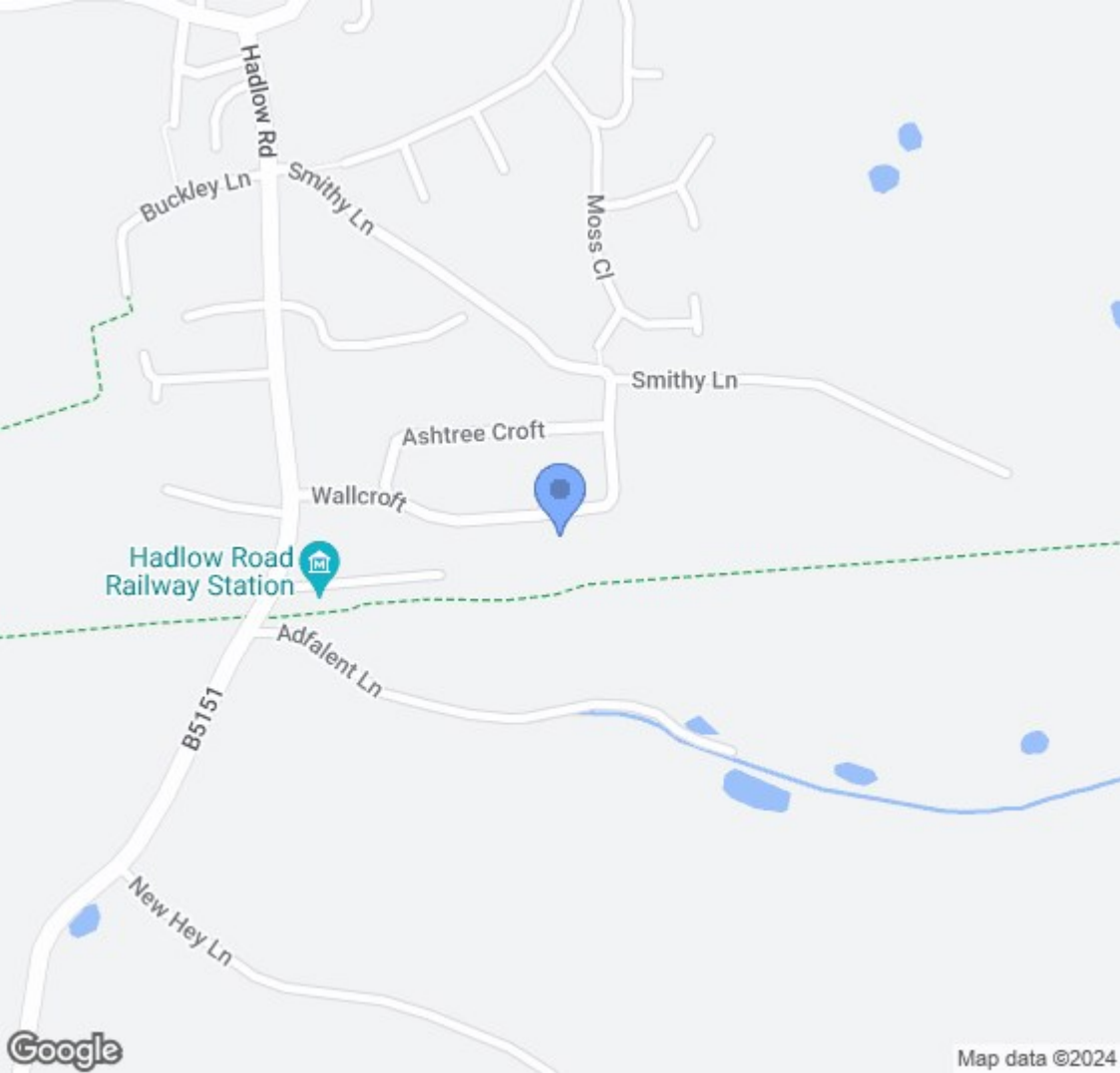


Ground Floor Plan



First Floor Plan

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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