



Constables
SALES & LETTINGS

Field Hey Lane

Willaston, Neston

£380,000

A detached dormer property located in a highly sought after area a short distance from the village of Willaston, Cheshire. The property adjoins open farmland at the rear and is offered for sale with no onward chain. The accommodation is versatile with potential for further improvement. The accommodation comprises; entrance hallway, lounge, kitchen-diner, conservatory, two ground floor double bedrooms and a bathroom. On the first floor there is a large third bedroom and a bathroom. Externally a dual access driveway provides off road parking and there is a garage. At the rear is a private rear garden with lawn, patio and established borders. Early viewing is highly recommended.





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- Detached Dormer Property
- Two Reception Rooms
- Dual Access Driveway & Garage
- Council Tax Band: E
- Three Bedrooms
- Kitchen-Breakfast Room & Conservatory
- No Onward Chain
- Two Bathrooms
- Garden Backing on to Farmland
- Tenure: Freehold

Entrance Hallway

Lounge

11' x 12'11" (3.35m x 3.94m)

Kitchen-Diner

17'2" x 8'10" (5.23m x 2.69m)

Conservatory

8'2" x 11'7" (2.49m x 3.53m)

Bedroom One

10'1" x 11'9" into wardrobe (3.07m x 3.58m into wardrobe)

Bedroom Two

14'1" max x 9'11" (4.29m max x 3.02m)

Bathroom

7'8" x 5'5" (2.34m x 1.65m)

Inner Hallway

Bedroom Three

overall 22'1" max x 17'8" max
(overall 6.73m max x 5.38m max)
irregular shaped room

Bathroom

8'5" x 5'1" (2.57m x 1.55m)


Garage

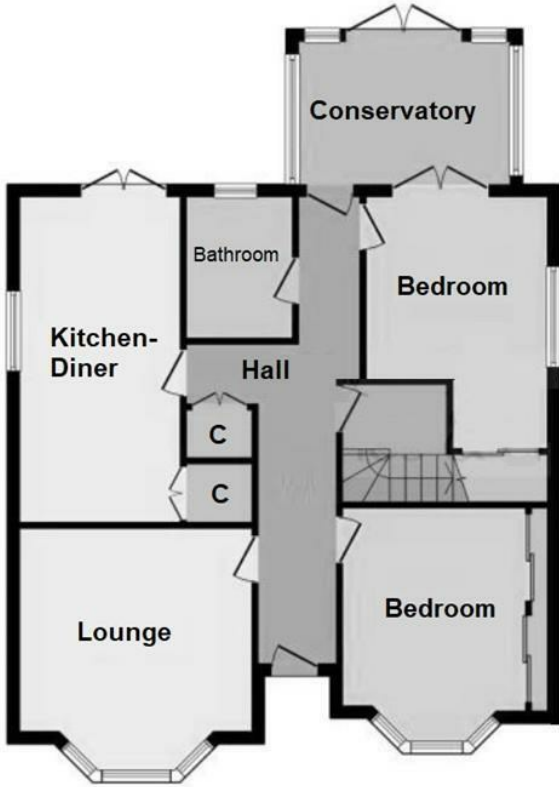
14'4" x 8' (4.37m x 2.44m)



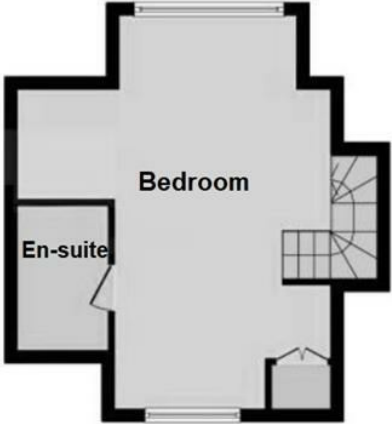


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

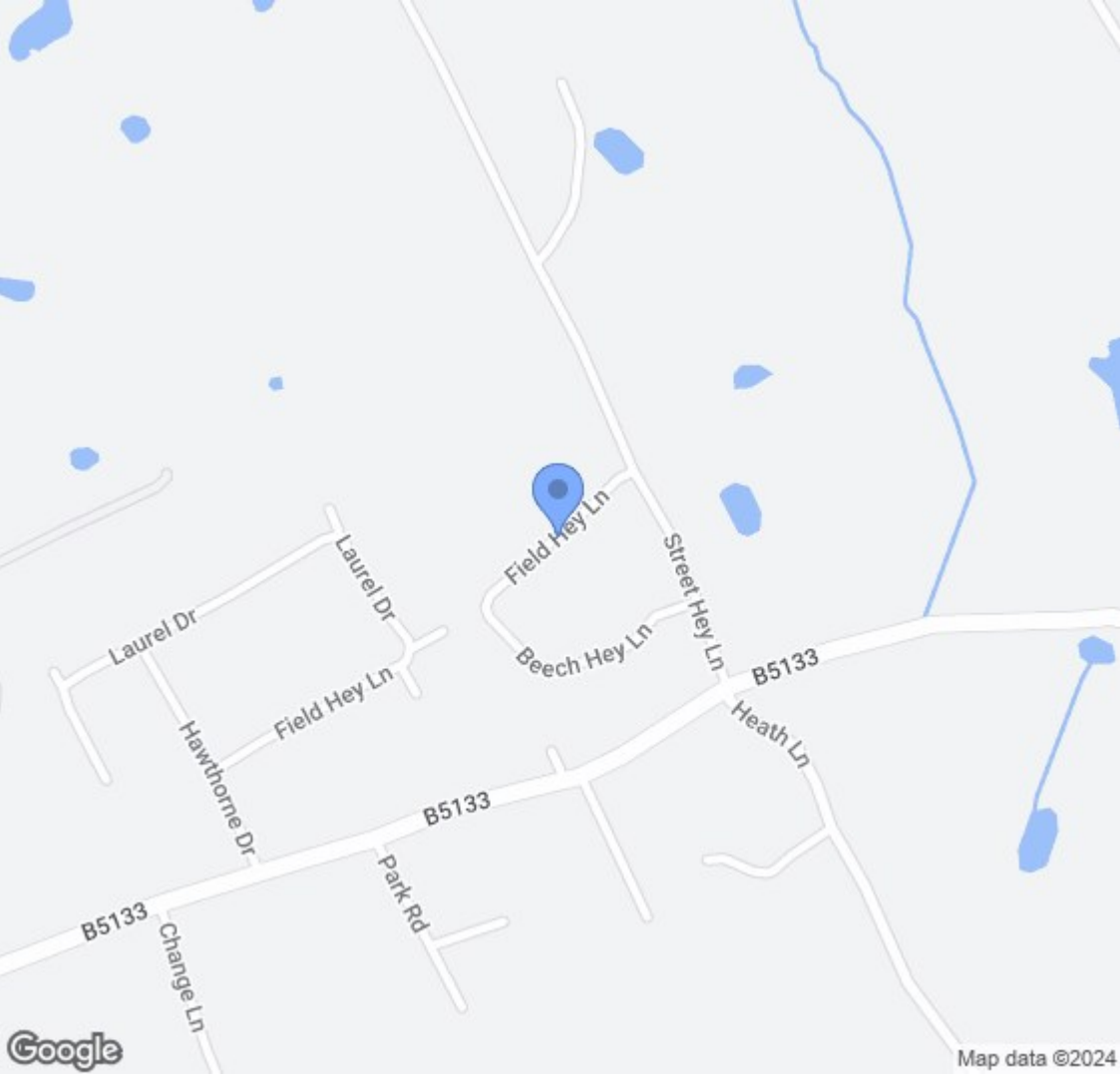
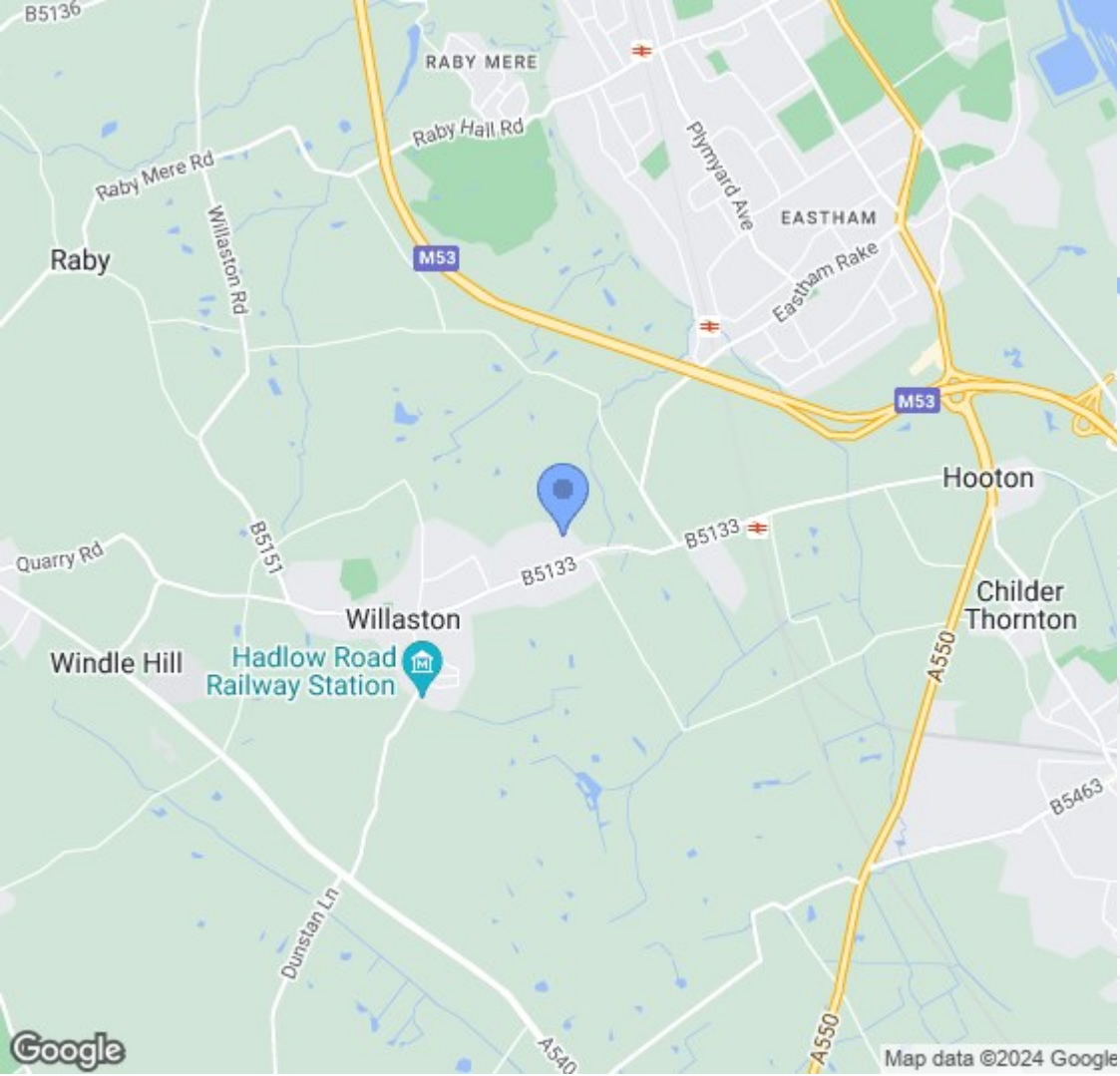


GROUND FLOOR



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 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

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