

DRAFT DETAILS

Constables
SALES & LETTINGS



Sedalia Heath Lane Neston

£525,000 Offers In The Region Of



- Detached Bungalow
- Private Plot Extending to Approx. 0.33 acres
- Huge Potential for Refurbishment or Redevelopment
- Two Double Bedrooms
- Two Reception Rooms
- Incredibly Private Gardens
- Accessed via Private Lane
- No Onward Chain
- Tenure: Freehold
- Council Tax Band: E

Located on one of the most sought-after roads in the area, Sedalia is a traditional detached bungalow. The property is accessed along a private driveway off Heath Lane, and it sits quite centrally in an established plot that extends to approximately 0.33 acres.

Uniquely for modern times, this property has been owned by the same family for over 70 years which only gives testament to the desirability of Sedalia.

Whilst it is in need of refurbishment, the bungalow offers huge potential, and it could be renovated to make a stunning home. It would also lend itself to be extended and re-modelled and there is also potential for a new dwelling to be built in its place (subject to the relevant permissions).

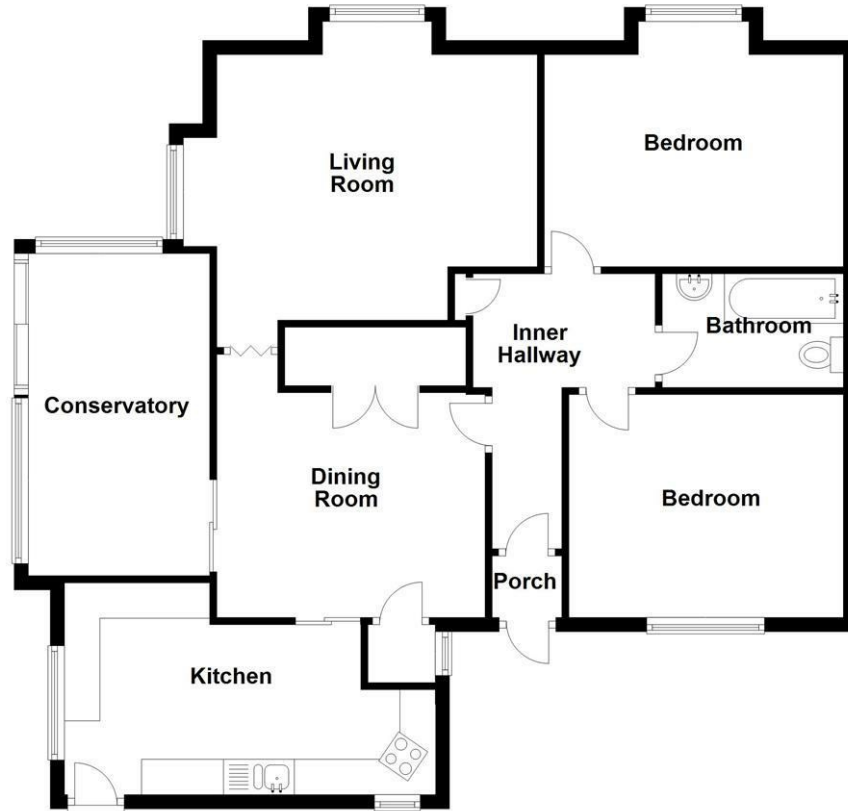
The accommodation comprises vestibule entrance into a hallway which has built in storage and a loft access point; the loft has previously been used as a storage room. Off the hallway is the dining room, this has a pantry cupboard and a storage cupboard that was previously an open fireplace and this leads to the lounge, sun room and kitchen. The kitchen has a range of units and a floor mounted, oil fired boiler. There are two double bedrooms and a bathroom.

Externally at the front of the property there is a parking area and covered carport that leads to a double garage. the plot extends to approximately 0.33 acres and is mostly laid to lawn with mature trees and shrubs providing a natural screening making it very private. There is an allotment area, timber sheds and a feature pond.

This wonderful property is offered for sale with no onward chain and early viewing is essential.

Ground Floor

Approx. 98.2 sq. metres (1056.8 sq. feet)

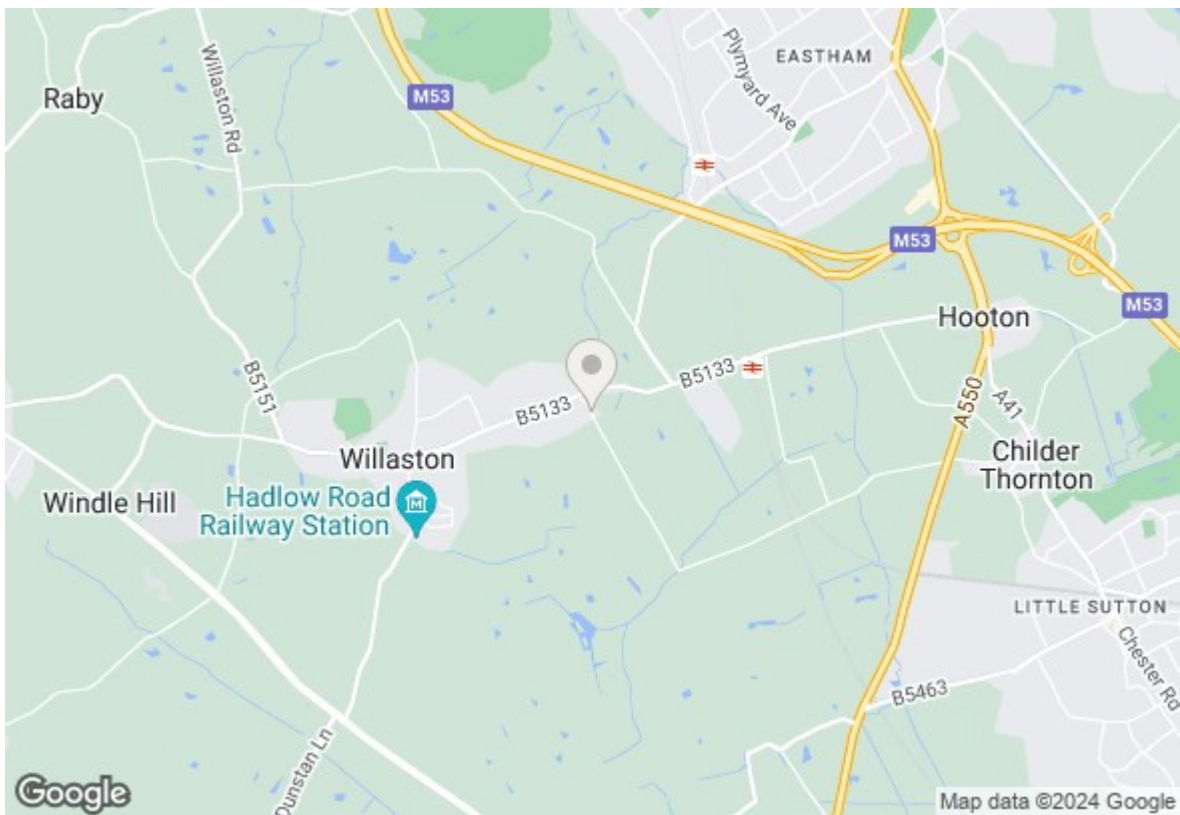


Total area: approx. 98.2 sq. metres (1056.8 sq. feet)

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		



Location

Sedalia occupies an extremely private and secluded position on the highly sought-after Heath Lane, Willaston.

It is situated within a mile of the village of Willaston which provides a comprehensive range of local services for everyday needs including a convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

Heswall and Neston are a few miles away which provide a wider choice of shopping together with high street banks and supermarkets.

The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out-of-town retail parks to include Cheshire Oaks which is 8 miles distant.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Caldy and Wirral complemented by various independent schools nearby including Kingsmead, Birkenhead and The Firs and Kings and Queen's schools in Chester.

Sporting and social activities are well catered for with The Parkgate Club offering cricket, squash, hockey, bowling and tennis. Other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park, and Aintree as well as the International Horse Show in Liverpool.

There is also an access point onto The Wirral Way on Heath Lane which is a short stroll away.

The property is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the Northwest. For travel further afield there is a 2-hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

Services

Drainage & Sewage: Sceptic tank.

Heating: Oil Fired Central Heating

Local Authority: Cheshire West & Chester

Accommodation

Vestibule Entrance

Hallway

Dining Room
10'9" x 11'5"

Lounge
16'2" max x 12'3" max

Sun Room
12'11" x 8'4"

Kitchen
17'2" max x 9'9" max

Bedroom One
13'9" max x 11'2" max

Bedroom Two
12'7" max x 10'5" max

Bathroom
8'4" x 5'2"



