



Constables
SALES & LETTINGS

New Hey Lane

Willaston, Neston

£580,000

An impressive semi-detached property enjoying a semi-rural, yet accessible location overlooking open farmland at the rear.

The plot extends to approximately 0.5 acres and the property has been completely renovated throughout and provides incredibly spacious and versatile accommodation. The accommodation comprises; entrance hallway, open plan kitchen-dining room with a brand new kitchen and off the kitchen is a utility room. There is a large living room with French doors opening to the rear patio. The ground floor also includes an additional room which could be used as a ground floor bedroom and there is a newly fitted shower room. On the first floor there are three good-sized bedrooms and a new bathroom. Externally a driveway provides off road parking and there is a car port and detached garage. The gardens are well-established with extensive lawn, borders and patio area.

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





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- Fully Renovated Property Adjoining Farmland
- Spacious Lounge
- Detached Garage & Car Port
- No Onward Chain
- Three First Floor Bedrooms & One Ground Floor Bedroom
- Kitchen-Dining Room
- Plot extending to Approximately 0.5 Acres
- Shower Room & Bathroom
- Utility Room
- Council Tax Band: D

Entrance Hallway

6'11 x 6'00 (2.11m x 1.83m)

4'04 x 4'08 (1.32m x 1.42m)

Lounge

21'01 x 10'10 (6.43m x 3.30m)

Kitchen-Dining Room

Utility Room

7'10 x 7'06 (2.39m x 2.29m)

W/C / Shower Room

8'09 x 5'04 (2.67m x 1.63m)

Ground Floor Bedroom

Four/Reception Two

Landing

Master Bedroom

13'04 x 10'10 (4.06m x 3.30m)

Second Bedroom

11'05 x 9'10 (3.48m x 3.00m)

Third Bedroom


10'10 x 6'11 (3.30m x 2.11m)

Bathroom





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

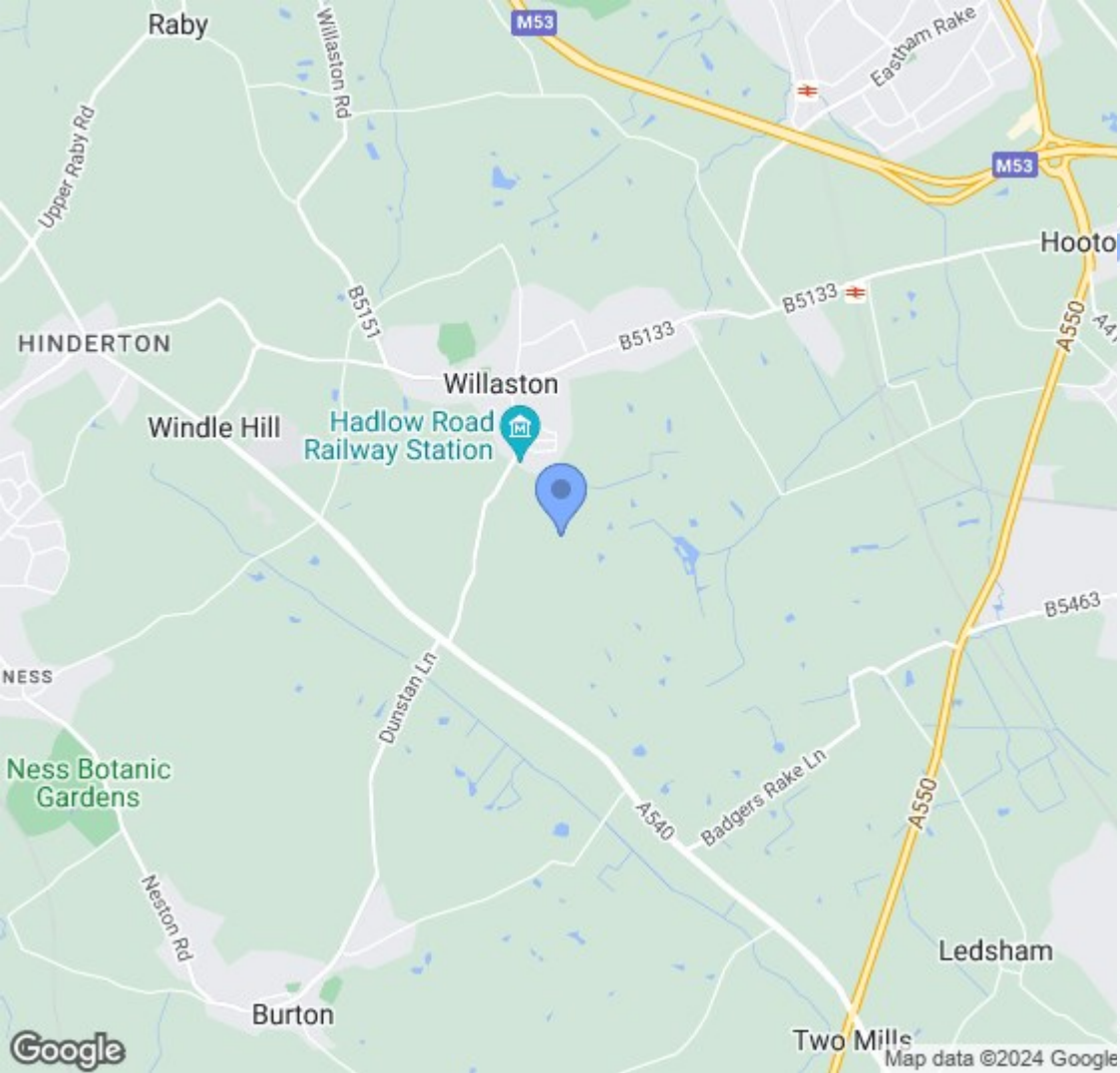
Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)
Hawkshead, New Hey Lane, Willaston



Location Map

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