




Constables
SALES & LETTINGS

Birkenhead Road Willaston, Neston

£375,000



An impressive single storey Mews property that has been created from the conversion of a Grade II listed 19th Century manor house which stands in 12 acres of established ground complete with a small lake, parkland, tennis court and manicured lawns. This particular property has its own private entrance, garage and three car parking spaces. The accommodation is immaculately presented and finished to a high specification. There is a lounge-dining room with patio doors opening to the private outside patio area. The kitchen is very well-appointed with fully integrated appliances and the bathroom has been replaced in recent years. Both bedrooms have built in wardrobes and externally as well as the garage there is an outside room/study. The property is offered for sale with no onward chain and early viewing is essential to fully appreciate the setting and finish on offer.

Constables

SALES & LETTINGS

• An Impressive Mews Style Property

• Set in 12 Acres of Grounds with Lake and Tennis Court

• Two Double Bedrooms

• Council Tax Band: D

• Situated in the Exclusive Lydiat Development close to Willaston Village

• Immaculate Finish Throughout

• Garage/Outside Office, Allocated Parking

• Electric Gated Access with Sweeping Driveway

• Spacious Lounge-Dining Room and well-Appointed Kitchen

• No Onward Chain

Other Information

Tenure: Leasehold

Lease Term: 999 years from 01/01/2005

Management Fees: £1936 per quarter.

Management fees include the maintenance of gardens, grounds, communal areas and building insurance.

Location

The Property is situated in an extremely sought after location on the edge of Willaston; a vibrant community offering activities to a wide spectrum of interests and age groups. Indeed it is a well serviced village with doctor's and dentist's surgeries, a pharmacy, post office, pubs, deli, café, and a number of independent shops. The nearby towns of Heswall and Neston both have a wider variety of shops as

well as supermarkets, with the cities of Chester and Liverpool both within easy reach.

The property is well placed for commuting being within a short distance of the M53 permitting daily travel to all the major areas of commerce throughout the North West. There is a rail link from Hooton to Liverpool and Chester, and for travel to London a sub 2 hour service from Chester to Euston. For international travel there are airports in both Liverpool and Manchester.

Approximate Distances: Chester:

13 miles. Liverpool: 10 miles.

Liverpool Airport: 33 miles.

Manchester Airport: 43 miles.

Manchester: 50 miles.

Entrance Hallway

Lounge-Dining Room

24'8" x 16'11" (7.52m x 5.16m)

Kitchen

10'3" x 8'4" (3.12m x 2.54m)

Bedroom One

16'5" x 10'5" (5.00m x 3.18m)

Bedroom Two

10'4" x 8'10" (3.15m x 2.69m)

Bathroom

11'11" x 6'9" (3.63m x 2.06m)

Outside Study

9'6" x 7'8" (2.90m x 2.34m)


Garage

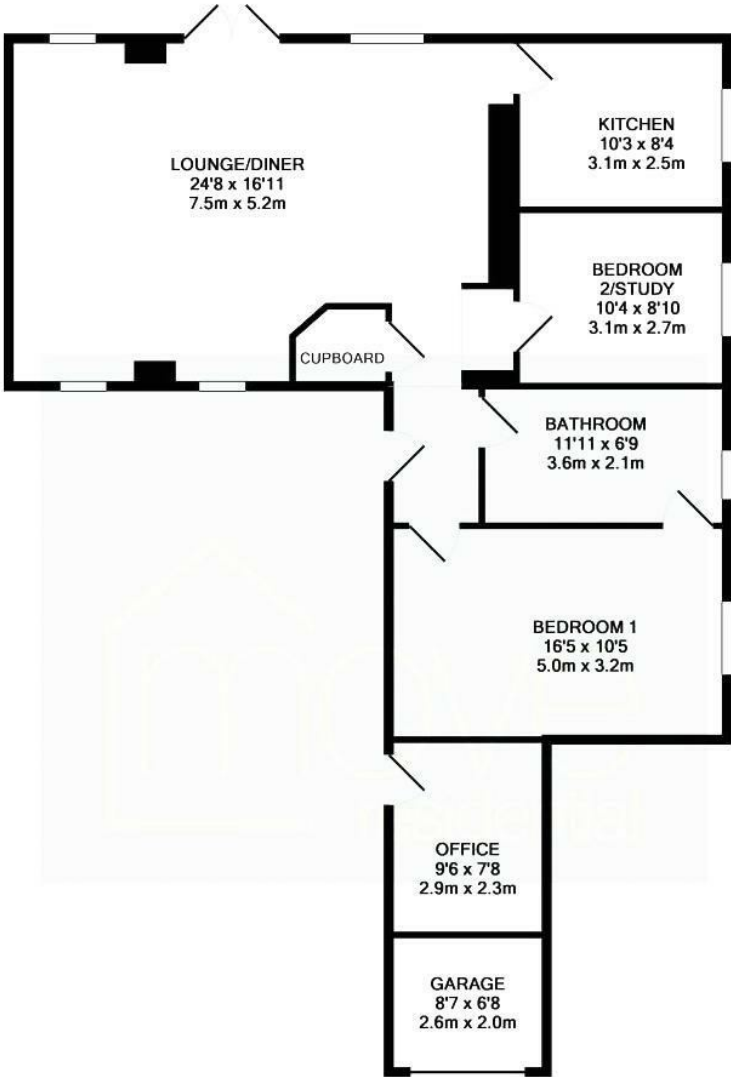
8'7" x 6'8" (2.62m x 2.03m)





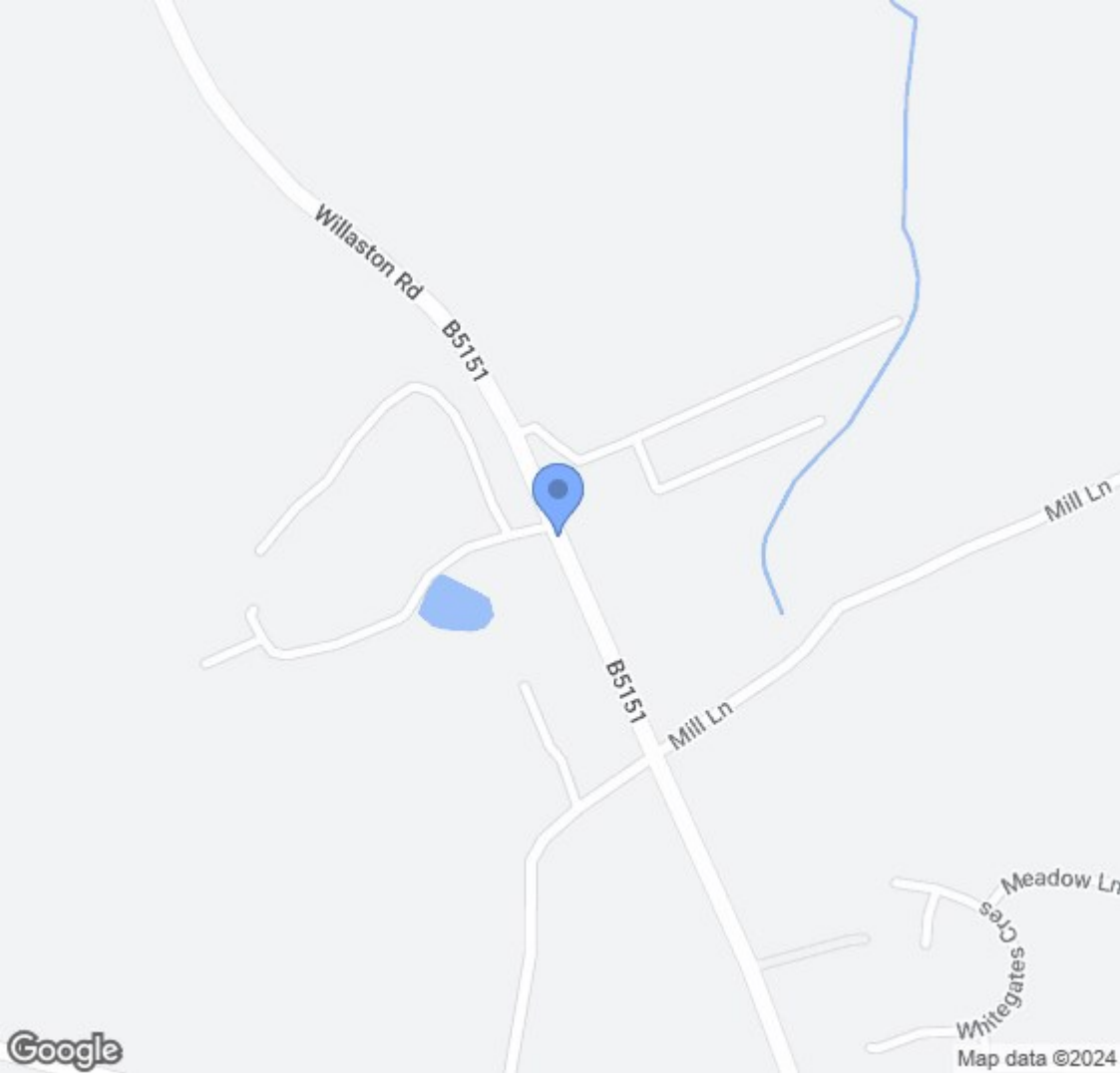
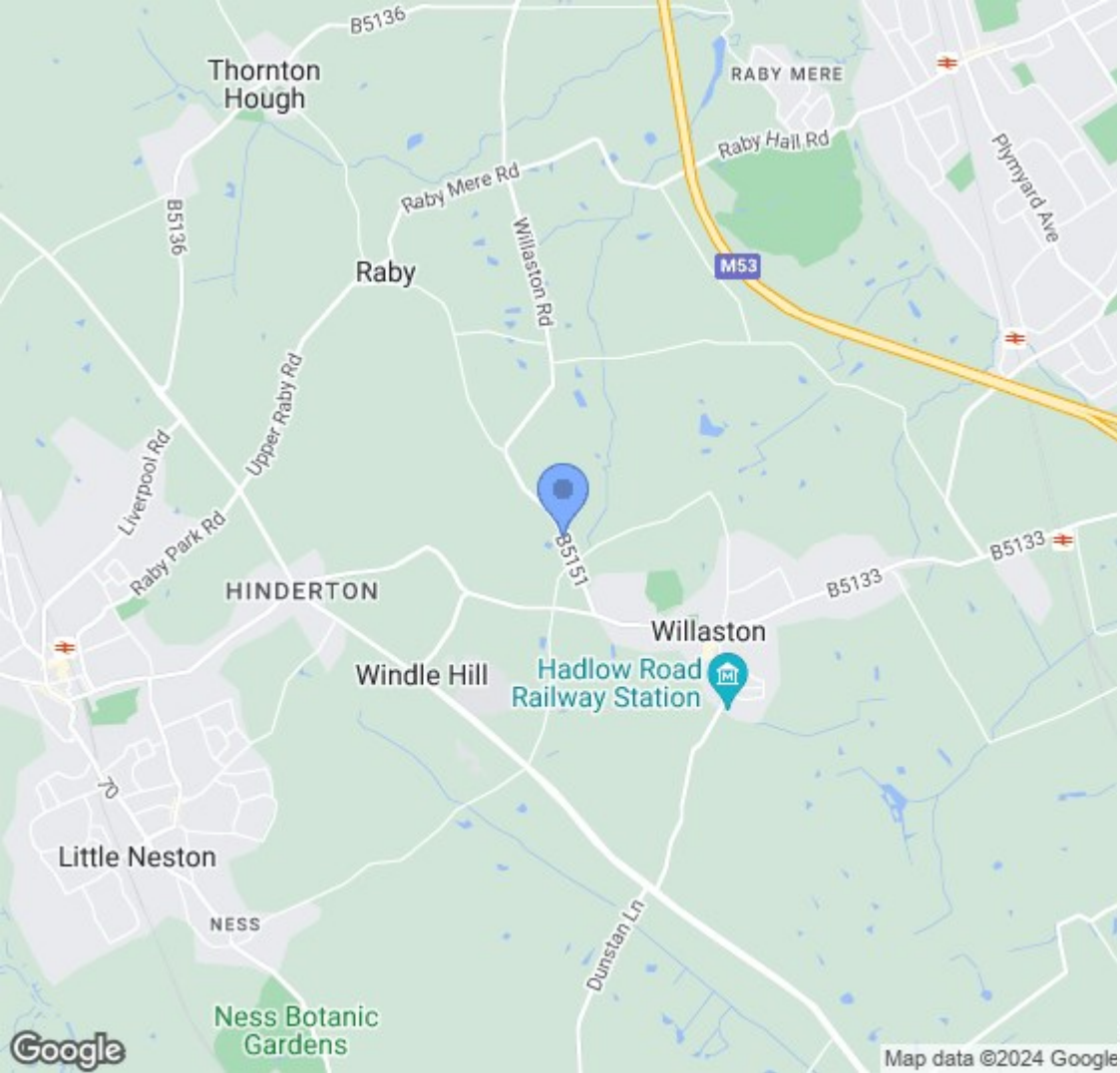
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.5 SQ.M.)

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.
Made with Metropix ©2013



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333