

DRAFT DETAILS

Constables
SALES & LETTINGS



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E

19 Ashtree Croft Willaston

£269,950 Offers Over



- Semi-Detached Bungalow with Loft Room
- Three Bedrooms
- Extended Lounge-Dining Room
- Enclosed Rear garden
- Large Driveway
- Highly Sought After Location
- No Onward Chain
- Council Tax Band: C

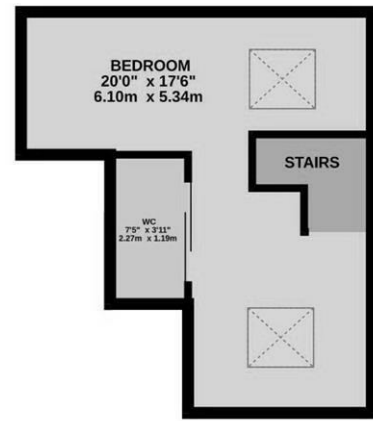
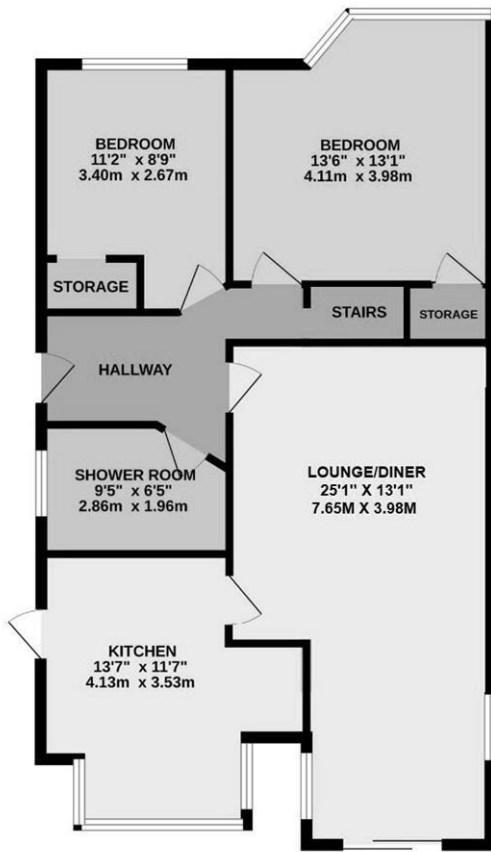
Located in the highly sought after village of Willaston in Cheshire, this semi-detached bungalow which is offered for sale with no onward chain, offers incredibly spacious and versatile accommodation with huge potential for modernisation.

The semi-rural village of Willaston is located within the Cheshire countryside with open green spaces, and beautiful walks and yet is accessible for access to the major commercial centres of the region via the M53 motorway and Hooton train station which are nearby. The village has an excellent array of amenities including doctor and dentist surgeries, a pharmacy, award winning bakery, hairdressers, Spar shop, garage, cafe and two pubs.

The accommodation comprises; entrance hallway, large lounge-dining room with patio door opening to the garden. Off the lounge is a kitchen-breakfast room. The ground floor has two bedrooms with built in storage cupboards and there is a shower room. A staircase leads up to a third bedroom and W.C.

Externally, a driveway provides off road parking for several vehicles and at the rear there is a private garden with lawn and well-stocked borders.

Early viewing is essential.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		



Entrance hallway

Lounge-Dining Room
25'1" x 13'1" max

Kitchen
13'72 x 11'7"

Bedroom One
13'6" x 13'1"

Bedroom Two
11'2" x 8'9"

Shower Room
9'5" x 6'5"

Bedroom Three
20' max x 17'6" max
restricted head height in places

W.C.
7'52 x 3'11"







