



**Constables**  
SALES & LETTINGS

Birkenhead Road Willaston, Neston

£760,000





An impressive detached home, enjoying a semi-rural yet accessible location in the sought after village of Willaston.

Windrush has been significantly extended and much improved by the current owners to create an incredibly spacious home that is finished to a high specification throughout.

The property is set back from the road and a five bar timber gate opens to a block paved driveway with parking for several vehicles and turning area which leads to the garage with electric up and over door.

Entering the property there is a welcoming entrance hallway with built in storage and W.C. Off the hallway is a smaller reception room at the front which is currently used as a second study, access to the kitchen-dining room and a doorway into a large sitting room. The sitting room has folding doors into the formal dining room/games room. The kitchen-dining room is a perfect space for entertaining and features fully integrated appliances, a breakfast island and there is a handy utility room with recently installed Worcester Bosch boiler. Off the kitchen is the lounge which over looks the rear garden and wiring for a speaker system, doors to outside and a door into the study.

On the first floor there are four good sized bedrooms and family bathroom and ensuite shower room off the main bedroom.

At the rear of the property there is an incredibly private garden with a paved patio area and lawn. There are multiple outside sockets around the property.

This stunning home must be viewed to appreciate the space and finish on offer and early viewing is essential.





- Impressive Detached Home in Highly Sought After Location
- Incredible Living Space with Four Reception Rooms
- Two Bathrooms
- Open Plan Kitchen-Dining Room
- Large Plot Set back from the Road
- Private Rear Garden, Driveway & Garage
- Council Tax Band: G
- Four Bedrooms
- W.C. Study & Utility Room
- Close to Willaston Village



## Location

The property enjoys a semi-rural yet accessible location and is situated in the sought-after village of Willaston, Cheshire 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 the nearest towns 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 Birkenhead and The Firs and Kings and Queen's schools in Chester. On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis, bowling, and squash. The property benefits from excellent road communications with the A540 Parkgate Road and the M53 motorway providing fast access to Chester and the M56 motorway. Liverpool and Chester are both within easy commuting distance as is Manchester via the M56. For travel further afield there is a 2-hour inter-city rail service from Chester to London Euston via Crewe with a link from Hooton, and there are international airports at both Liverpool and Manchester.

## Other Information

Tenure: Freehold  
Council Tax: Cheshire West & Chester (Band G)  
Services: Mains Gas, Electric and Drainage.  
EPC: 76C

## Accommodation

### Entrance Hallway

### W.C.

### Sitting Room

22'6" max x 15'8" (6.86m max x 4.78m)

### Formal Dining Room/Games Room

14'8" x 12'6" (4.47m x 3.81m)

### Lounge

22'0" x 15'8" (6.71m x 4.78m)

### Study

10' x 8'1" (3.05m x 2.46m)

### Kitchen-Dining Room

21'6" x 19'5" (6.55m x 5.92m)

### Landing

## Bedroom One

16' x 12'10" (4.88m x 3.91m)

## En-Suite

## Bedroom Two

16' x 9' (4.88m x 2.74m)

## Bedroom Three

11' x 10' max (3.35m x 3.05m max)

## Bedroom Four

10' x 9' (3.05m x 2.74m)

## Bathroom

## Garage










# EPC & Floor Plan

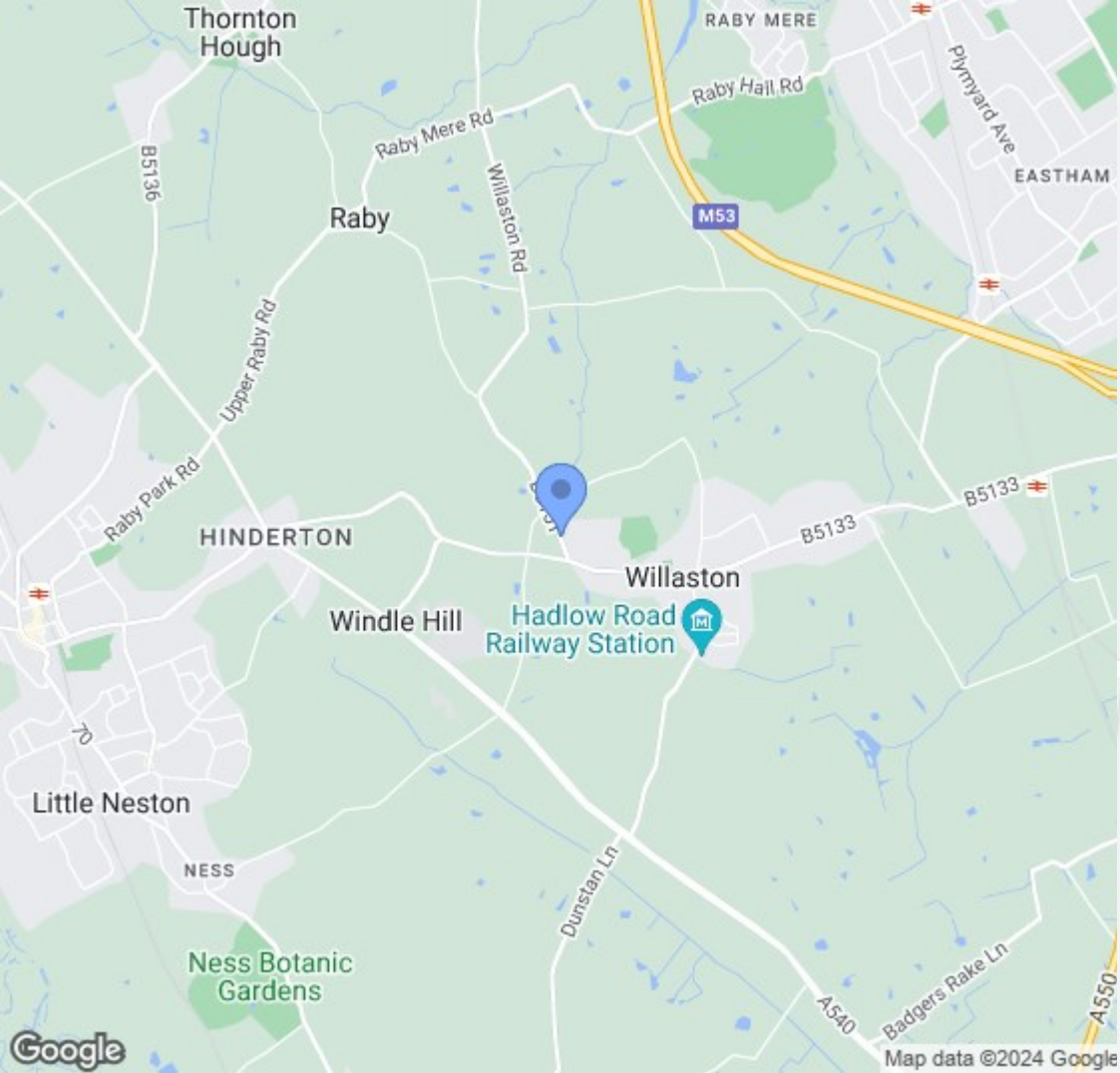
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Total Approx Floor Area**  
263.58 Sq. m. (2837 Sq. Ft.)

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



# Constables

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