




**Constables**  
SALES & LETTINGS

Neston Road

Willaston, Neston

£550,000



Constables are delighted to offer to the market this three bedroom detached character bungalow on an exclusive and private plot within the village of Willaston. This property is in need of modernisation and restoration however offers generous room sizes, large frontage, double garage and a large rear garden.

This property briefly comprises, spacious living room with dual windows to the front of the property, kitchen and dining room which are located off the main living room. The kitchen features a wide range of low and high level storage along with a door onto a rear utility / garden room. To the far wing of the bungalow there are three bedrooms. The master enjoys a bay fronted window, very generous proportions and an en-suite bathroom with four piece suite. There is a double garage adjoining the property with a W/C in the back left corner.

This property really needs to be viewed to appreciate what is on offer and the potential it offers. The Sellers reserve the right to add a development uplift / overage clause in the Contract for Sale.



# Constables

SALES & LETTINGS

- Three / Four Bedroom Detached Character Bungalow
- Potential for Modernisation
- Development Potential
- Off Road Parking for Several Cars
- Large Front and Rear Garden
- Character Features

### Living Room

13'6 x 28'11 (4.11m x 8.81m)

### Kitchen

11'00 x 12'11 (3.35m x 3.94m)

### Dining Room

11'00 x 8'9 (3.35m x 2.67m)

### Utility / Garden Room

8'4 x 9'6 (2.54m x 2.90m)

### Master Bedroom

18'9 x 14'11 (5.72m x 4.55m)

### En-suite

5'4 x 14'11 (1.63m x 4.55m)

### Second Bedroom

15'2 x 11'5 (4.62m x 3.48m)

### Third Bedroom

11'00 x 11'5 (3.35m x 3.48m)

### Bathroom

7'3 x 6'10 (2.21m x 2.08m)

### Garage


26'3 x 15'6 (8.00m x 4.72m)

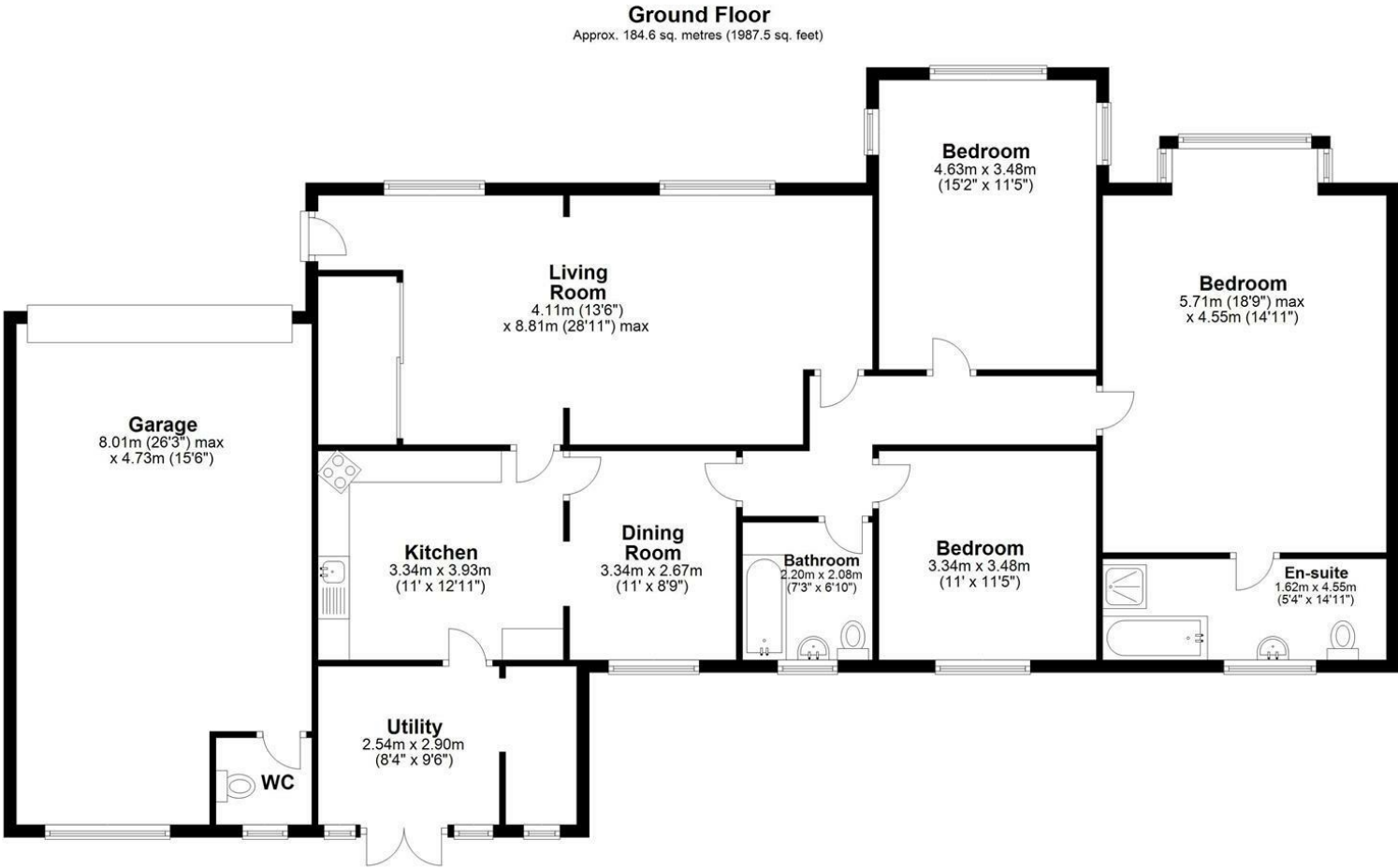
### W/C



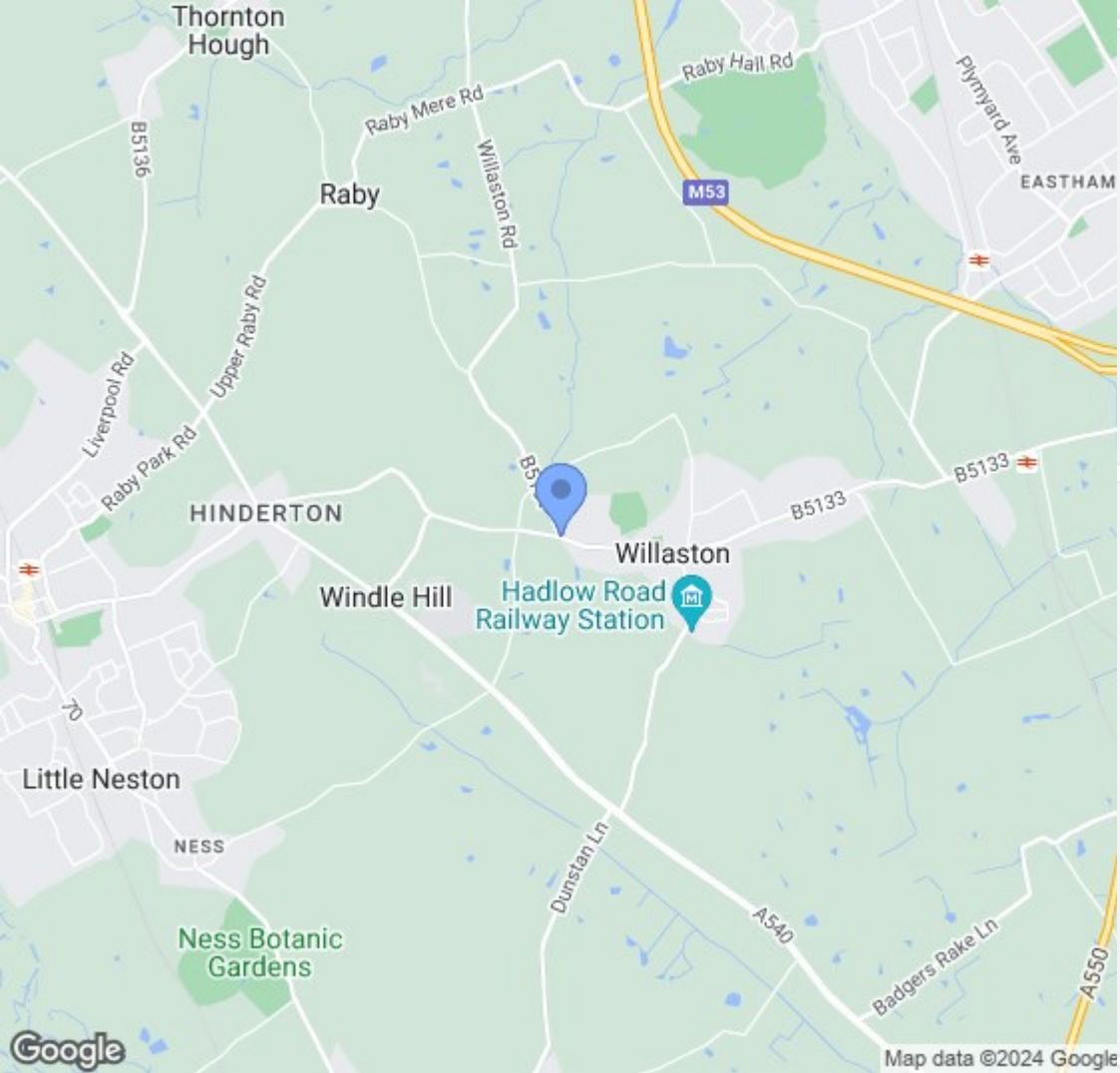


# EPC & Floor Plan

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>		
(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 area: approx. 184.6 sq. metres (1987.5 sq. feet)  
**Paridae, Neston Road, Willaston**



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](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333