



Constables
SALES & LETTINGS

The Rake

Burton, Neston

£650,000

Constructed in 1965, Downholme is a modern style detached property, situated on a quiet unadopted lane in the picturesque village of Burton, Cheshire. The property has had one owner since constructed and has been well maintained over the years with improvements made including the installation of a new boiler, double glazing, rear porch and a shower has been fitted.

The property is set back from The Rake and enjoys an elevated position with a large rear garden that is well established with extensive lawns, mature borders, a greenhouse, summerhouse and shed. The garden also adjoins Burton Wood.

The accommodation is incredibly spacious and comprises; entrance porch, hallway with parquet flooring and storage cupboard, cloakroom, lounge at the front with fireplace and doors into the dining room. There is a kitchen with rear porch leading to the garden and there is also a bedroom, shower room and second kitchen-living room on the ground floor.

On the first floor there are two bedrooms, a dressing room which could be used as a third bedroom and a bathroom. The property also has an external utility and boiler room and a double garage.

Offered for sale with no onward chain, early viewing is highly recommended.





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- Large Detached Property in Burton Village
- Three Reception Rooms
- No Onward Chain
- Substantial Garden adjoining Burton Wood
- Double Garage
- Council Tax Band: G
- Three/Four Bedrooms
- Refurbishment Required
- Tenure: Freehold

Other Information

Tenure: Freehold

Services: Oil Fired Heating. Mains Drainage and Electric.

Location

Downholme occupies a highly sought-after position in the village of Burton in South Wirral. The property enjoys a semi-rural yet accessible location.

The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's surgeries with Neston also having a good selection of 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.

Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall in the village providing tennis

courts, bowls and a cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. Neston Cricket Club offers cricket, squash, hockey and tennis and other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park, and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby including at Burton, Thornton Hough and Willaston, secondary schools including Wirral, Caldy and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.

Despite the property's rural location, it is well served by roads being within a short

distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the Northwest. For travel further afield there is a 2-hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

Accommodation

Entrance Hallway

Living Room

15'5" x 16'8" (4.70m x 5.08m)

Dining Room

10'1" x 11'10" (3.07m x 3.61m)

Kitchen-Breakfast Room

13'10" max x 11'1" (4.22m max x 3.38m)

Second Lounge

16'10" x 11'11 1/2" max (5.13m x 3.35m max)

Ground Floor Bedroom

9'5" x 11'11" (2.87m x 3.63m)

Shower Room

9'2" x 5'5" (2.79m x 1.65m)

First Floor Landing

W.C.

Bedroom Two

12'5" x 11'11" (3.78m x 3.63m)

Bedroom Three

Dressing Room/Potential Bedroom Four

11'4" x 7'8" (3.45m x 2.34m)

Please note this room is accessed of another bedroom with no independent access.

Utility Room (external)

7'4" x 9'3" (2.24m x 2.82m)


Double Garage

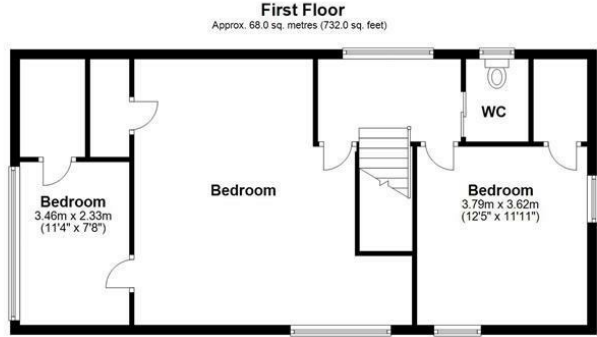
18'2" x 14'1" (5.54m x 4.29m)



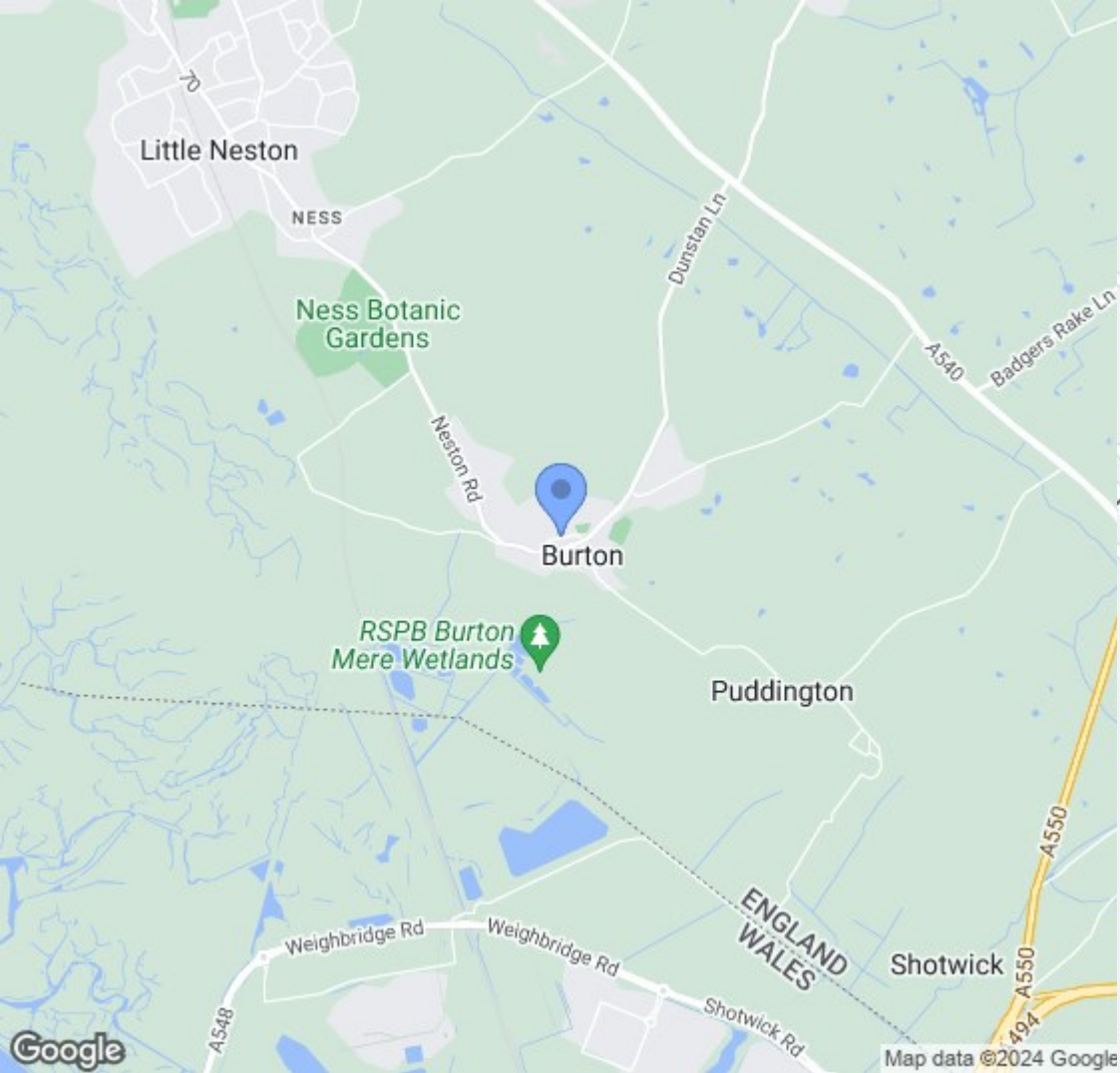


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	29	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 223.0 sq. metres (2400.3 sq. feet)
Downholme, The Rake, Ness



Location Map

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