



Constables
SALES & LETTINGS

Hooton Road , Willaston

£450,000



Welcome to this detached house located on Hooton Road in the picturesque village of Willaston, Neston.

This property boasts four reception rooms, perfect for entertaining guests or simply relaxing with your family. The accommodation comprises sitting/dining room with log burning stove, lounge, conservatory, a converted garage and a modern kitchen with integrated double oven and hob. On the first floor there are four bedrooms and a bathroom.

The property benefits from having solar panels fitted which provide electricity during the day time and are on a feed in tariff currently generating approximately £1500 per annum which a new owner will benefit from.

Situated close to Willaston Village Centre, you'll have easy access to local amenities, shops, and the property is near to Hooton train station which links to Liverpool and Chester for national rail travel.

Contact us today to arrange a viewing and take the first step towards owning this wonderful property in Willaston.



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- Detached Property
- Four Reception Rooms
- Off Road Parking
- Early Viewing Essential

- Close to Willaston Village Centre
- Modern Kitchen & Bathroom
- Tenure: Freehold

- Four Bedrooms
- Enclosed Rear Garden
- Council Tax Band: D

Sitting Room

11'12" x 11'7" (3.35m x 3.53m)

Living Room

16'5" x 11'11" (5.00m x 3.63m)

Conservatory

8'8" x 8'5" (2.64m x 2.57m)

Kitchen

16'5" x 7'5" (5.00m x 2.26m)

Office/Third Reception

16' x 7'9" (4.88m x 2.36m)

Landing

Bedroom One

10'5" x 10'4" (3.18m x 3.15m)

Bedroom Two

11'1" x 9' to wardrobes (3.38m x 2.74m to wardrobes)

Bedroom Three

11'1" x 9'11" (3.38m x 3.02m)

Bedroom Four


9'1" x 9' (2.77m x 2.74m)

Bathroom



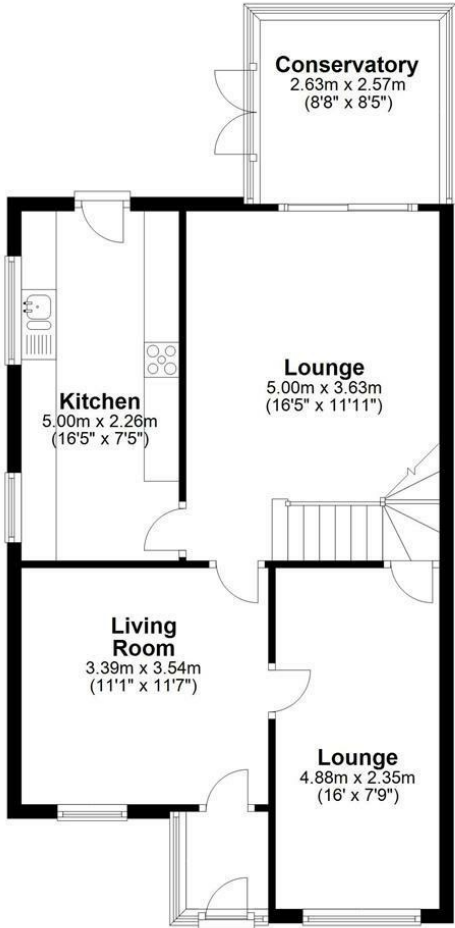


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	83	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

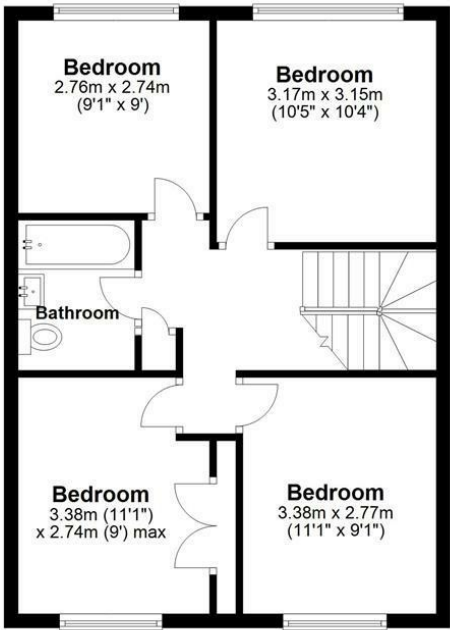
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



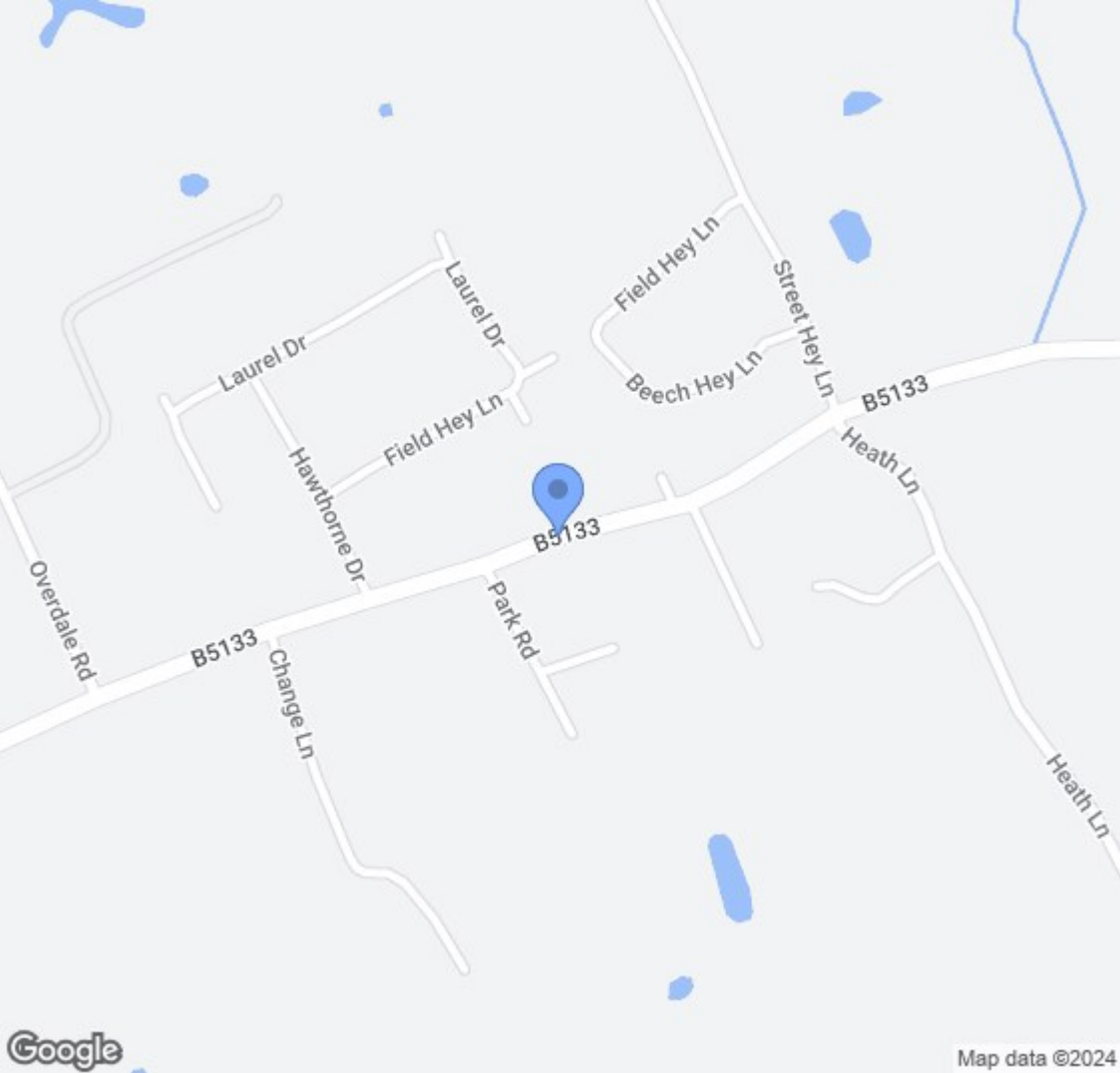
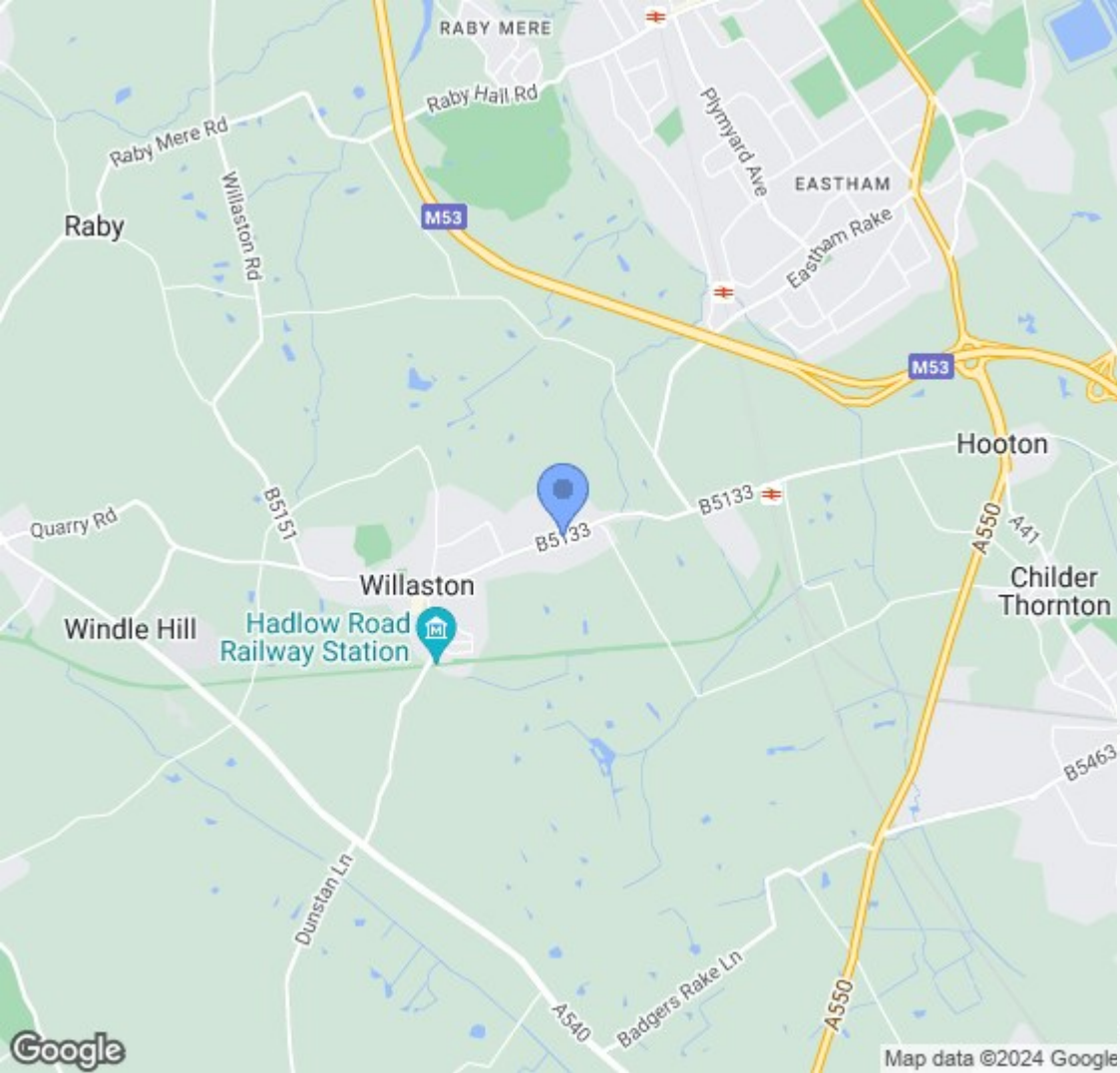
First Floor

Approx. 50.8 sq. metres (547.1 sq. feet)



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)

92 Hooton Road, Willaston



Location Map

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