

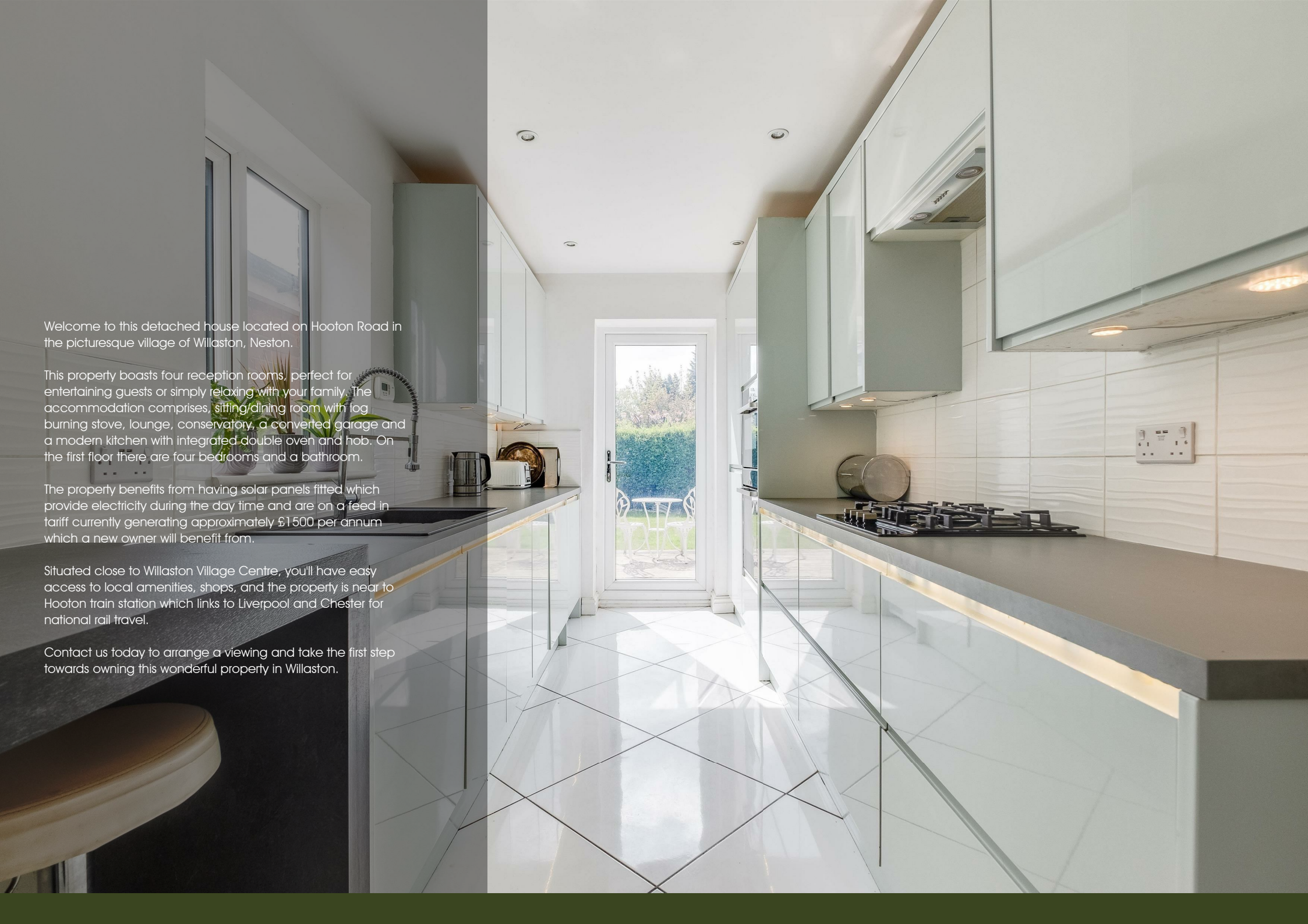


**Constables**  
SALES & LETTINGS

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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SALES & LETTINGS

- 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**

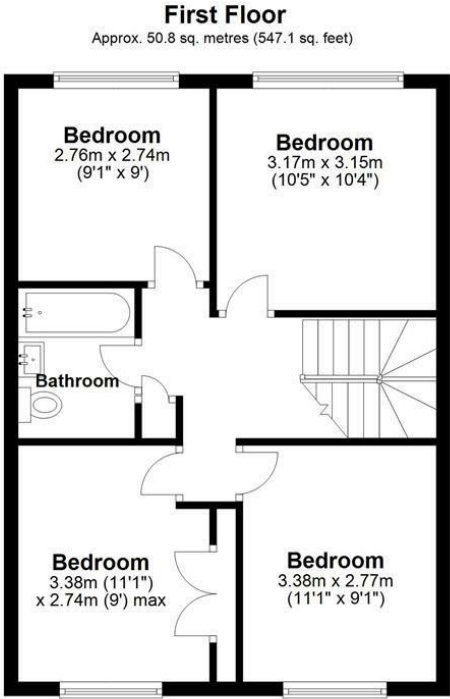
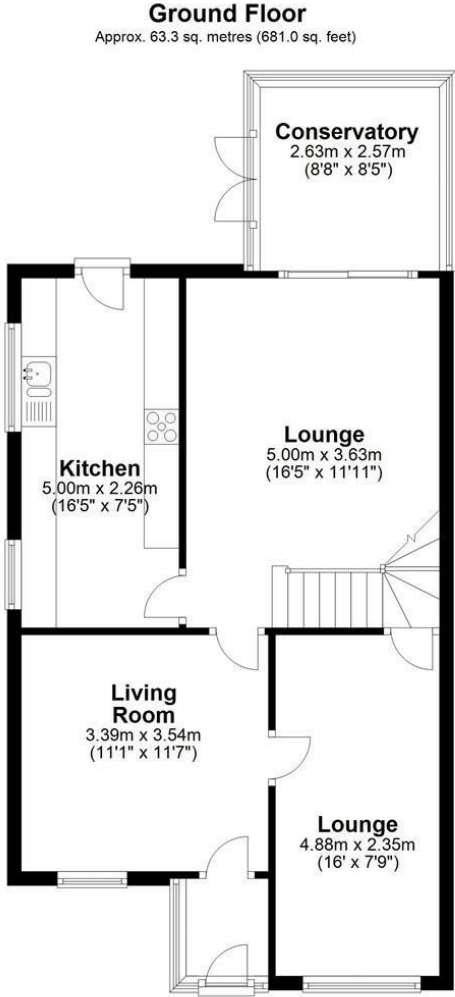




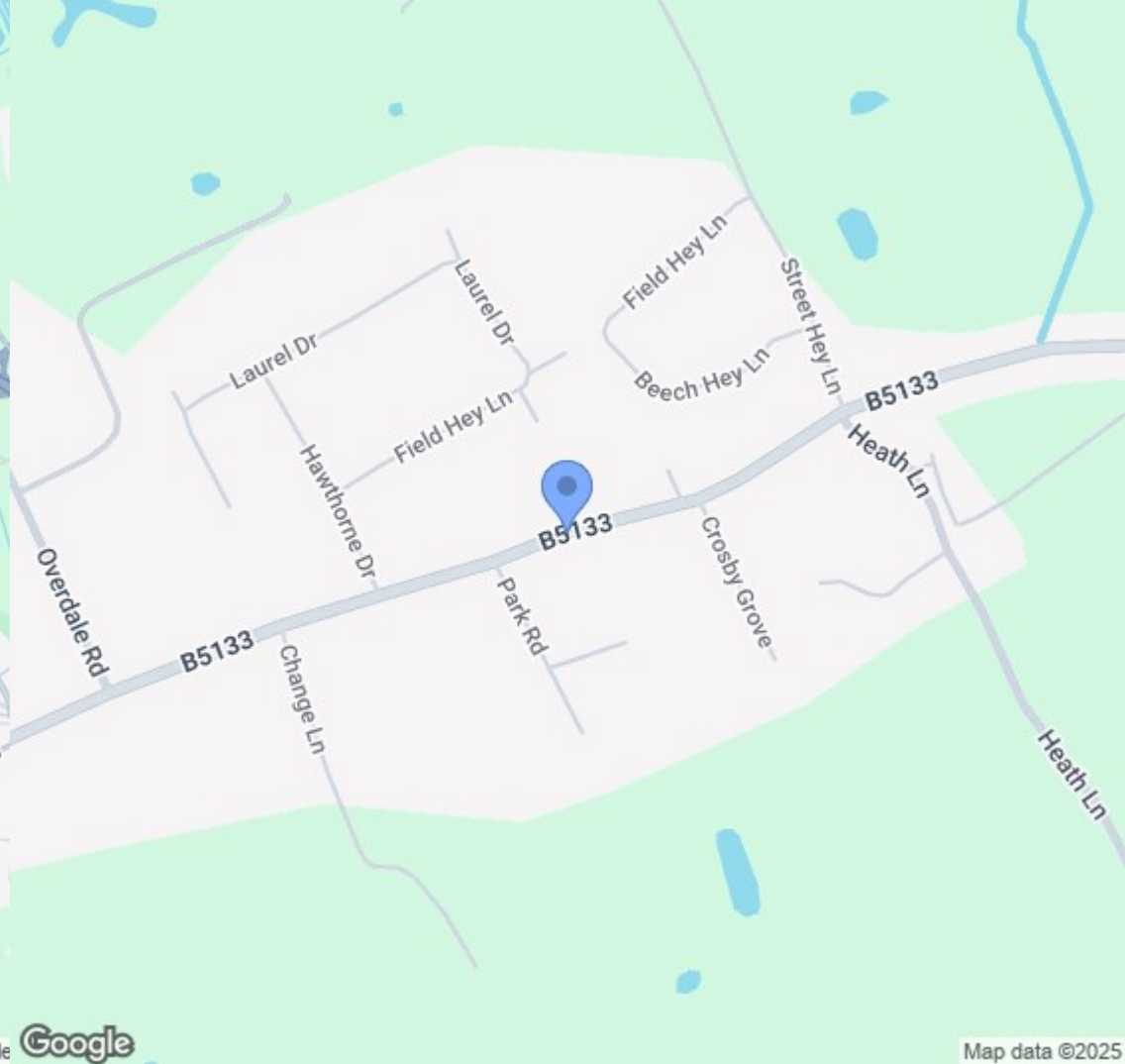
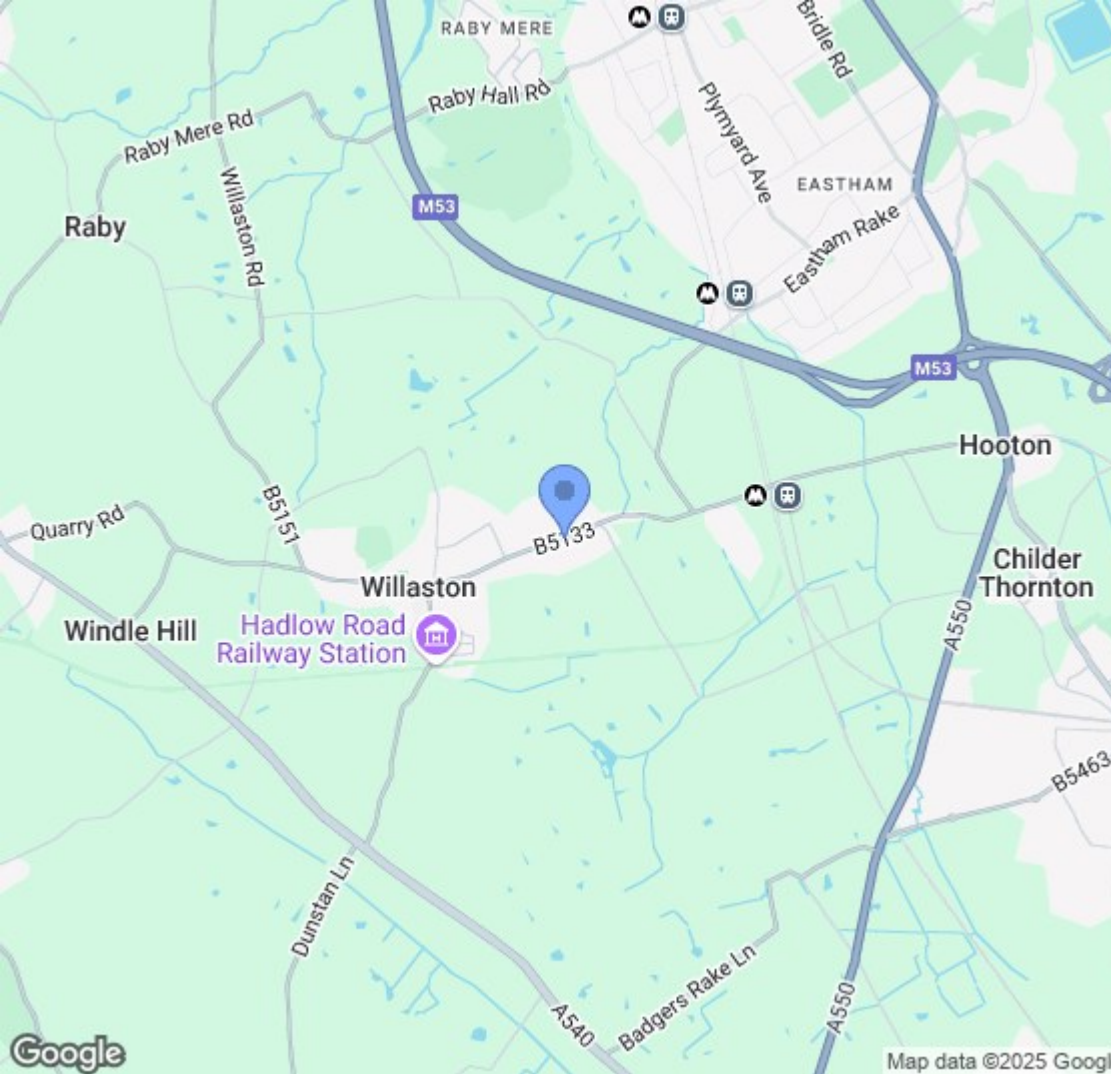


# EPC & Floor Plan

| Energy Efficiency Rating                    |           |                                                                                                              |
|---------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                    |
| Very energy efficient - lower running costs |           |                                                                                                              |
| (92 plus) <b>A</b>                          | <b>83</b> | <b>86</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>                             |           |                                                                                                              |
| Not energy efficient - higher running costs |           |                                                                                                              |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



Total area: approx. 114.1 sq. metres (1228.1 sq. feet)  
**92 Hooton Road, Willaston**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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