



Constables
SALES & LETTINGS

Broadlake

, Willaston

£465,000

Constables are delighted to offer to the market this Spectacular detached house is situated in the heart of the village of Willaston, close to sought after schools and other amenities, Broadlake offers well proportioned family homes, tucked off the main road with excellent close access to the Centre of the village attractive accommodation suitable for a family.

This property briefly comprises, entrance hall, W/C, large dual aspect lounge with windows onto the garden and feature fireplace, open plan kitchen / diner with bright and airy feel, integrated appliances and sliding doors onto the garden. A playroom off the main hallway has been created by converting a section of the garage and leads through to the rest of the garage as well as a handy utility area.

To the first floor there are four well proportioned bedrooms, the master of which enjoys an en-suite shower room. The family bathroom features a white three-piece suite with shower over bath.

Externally to the front of the property there is off road parking for several cars along with a lawned grass area and attractive tree / hedgerow. To the rear of the property there is a large and private garden with large patio seating area, mature borders and beautiful trees/

This property needs to be seen to appreciate what is on offer.





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- Four Bedroom Detached Family Home
- Master Bedroom with En-Suite
- EV Charging point
- Open Plan Kitchen / Diner
- Private and Mature Rear Garden
- Utility Room and Downstairs W/C
- Excellent Willaston Location

Entrance Hall

W/C

Lounge

19'7 x 11'1 (5.97m x 3.38m)

Kitchen / Diner

26'7 x 11'3 (8.10m x 3.43m)

Play Room

16'4" x 8'2" (5 x 2.5)

Utility Room

10'1 x 6'07 (3.07m x 2.01m)

First Floor

Master Bedroom

12'6 x 11'7 (3.81m x 3.53m)

En-suite

Second Bedroom

12'8 x 10'2 (3.86m x 3.10m)

Third Bedroom

14'2 x 8'4 (4.32m x 2.54m)

Fourth Bedroom


9'11 x 7'11 (3.02m x 2.41m)

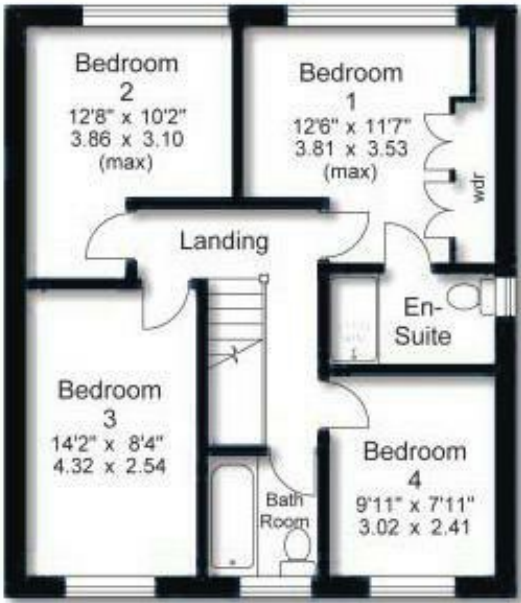
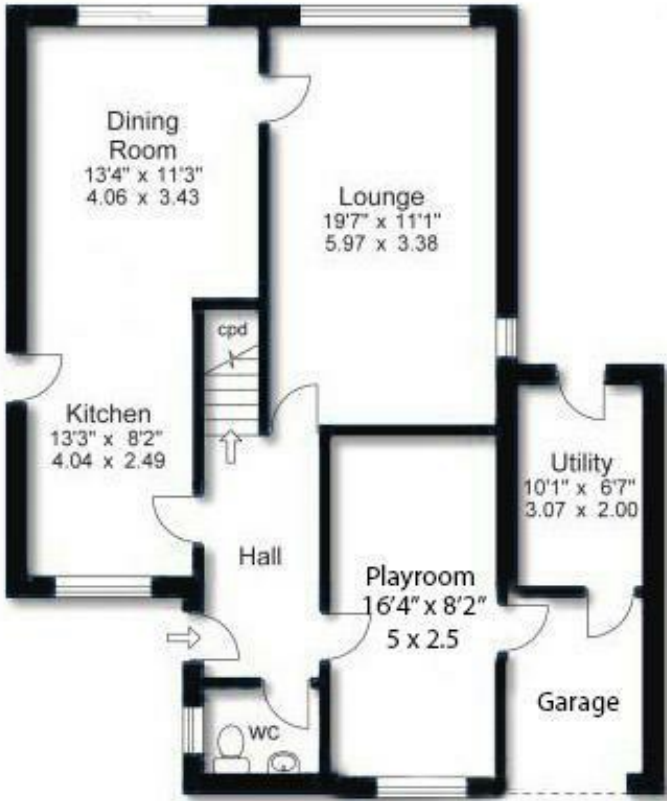
Family Bathroom



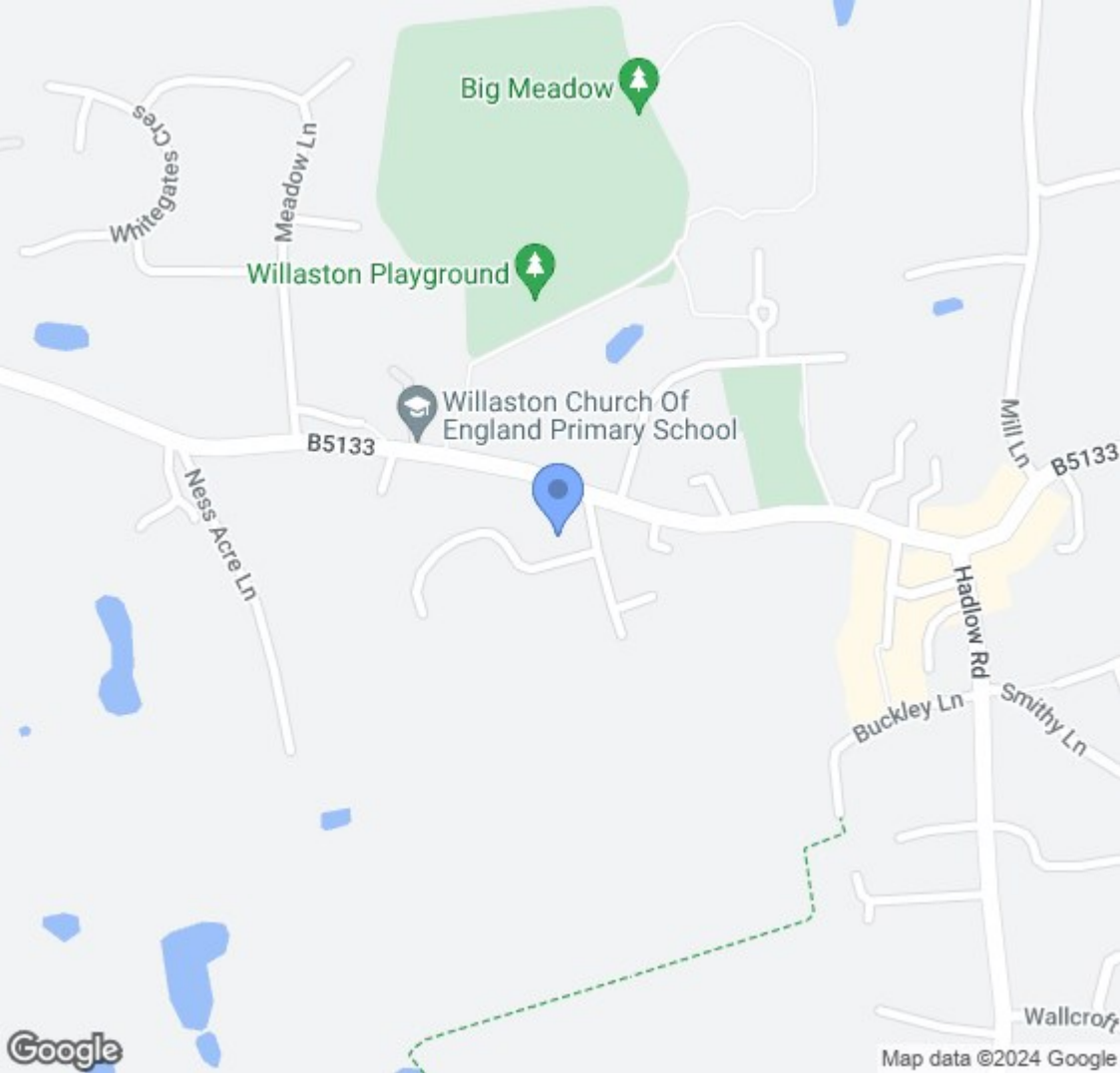
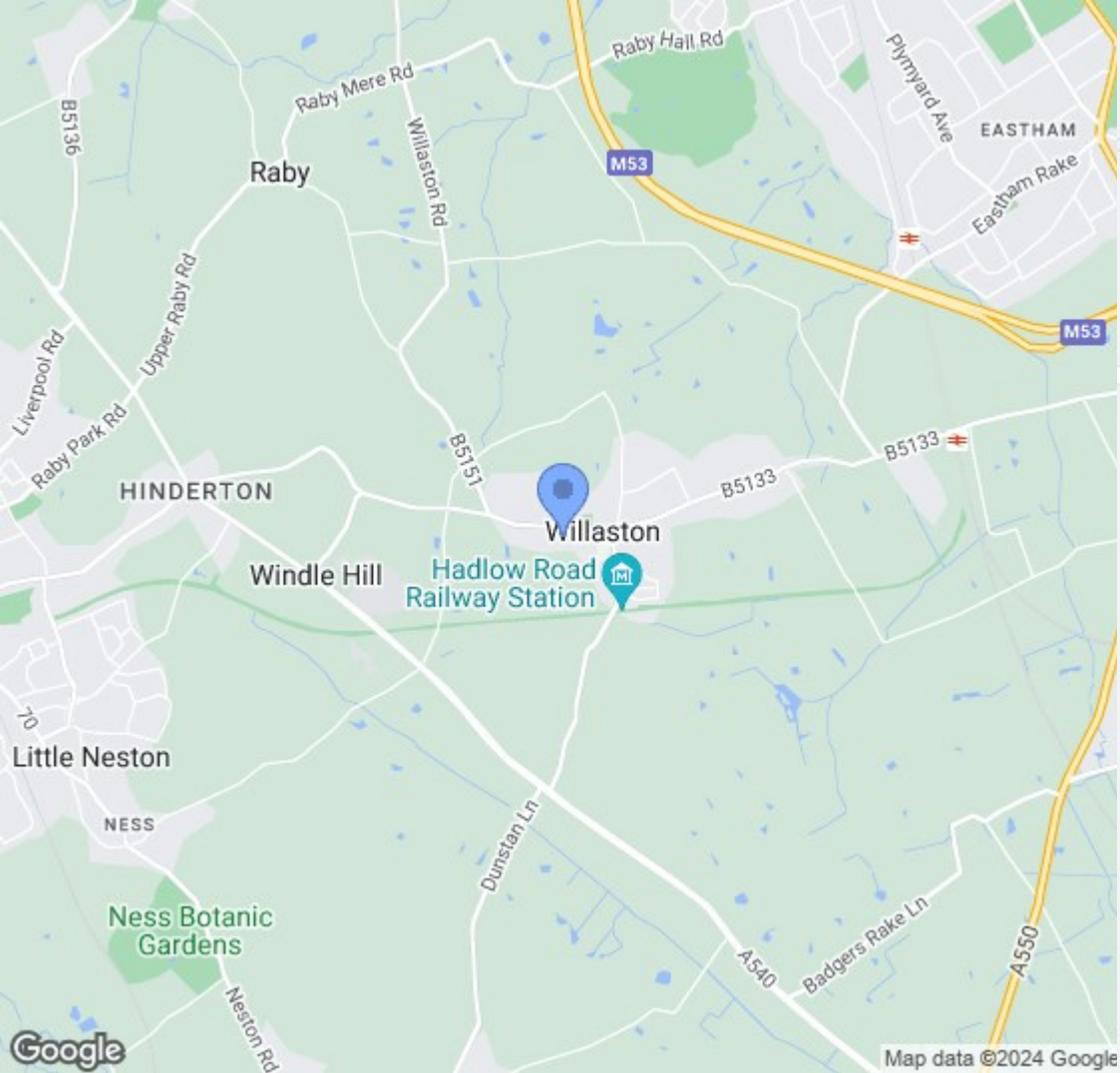


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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	



Approx Gross Floor Area = 1258 Sq. Feet



Location Map

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