



Constables
SALES & LETTINGS

Hooton Road

Willaston, Neston

£795,000



Constables is delighted to introduce to the market this impressive, detached residence nestled in the picturesque village of Willaston, Cheshire.

The immaculately presented accommodation has been extended and finished to the highest standards, to offer unparalleled comfort and sophistication. The property showcases the epitome of luxury living, boasting five bedrooms, three bathrooms, a spacious lounge, utility room, and a reception hallway. The heart of the home lies in its expansive open-plan kitchen, living, and dining area which opens out to the rear garden and exudes elegance, and functionality making it the perfect space for family living.

As you step outside, the meticulously landscaped garden seamlessly merges with the surrounding farmland, providing a tranquil oasis for relaxation and entertainment. The property is set back from the road and approached along a driveway which leads to a parking and turning area and a garage.



Constables

SALES & LETTINGS

- Exceptional Detached Property
- Fully Renovated & Extended
- Sought After Location Overlooking Farmland
- Within Walking Distance to Willaston Village Centre
- Five Bedrooms
- Three Bathrooms
- Reception Hallway & Lounge
- Stunning Open plan Kitchen-Dining-Living Space
- Large Garden With Southerly Aspect
- Early Viewing is Essential

Other Information

Tenure: Freehold
Council Tax Band: F Cheshire West and Chester
Services: Mains gas, electric and drainage.

Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school. Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the

national motorway network including the M56 for travel to Manchester. There is a rail link from Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

Accommodation

Reception Hallway

12'1" x 15'11" (3.68m x 4.85m)

Lounge

12'7" x 13' (3.84m x 3.96m)

Kitchen-Dining Room

14'3" x 29'1" (4.34m x 8.86m)

Living Room

11'4" x 29'3" (3.45m x 8.92m)

Utility Room

15' x 6'11" (4.57m x 2.11m)

Garage

15' x 8'7" (4.57m x 2.62m)

Landing

Bedroom One

11'5" x 13'11" (3.48m x 4.24m)

En-Suite

Bedroom Two

11'5" x 15' (3.48m x 4.57m)

Bedroom Three

13'1" x 11'4" (3.99m x 3.45m)

Bedroom Four

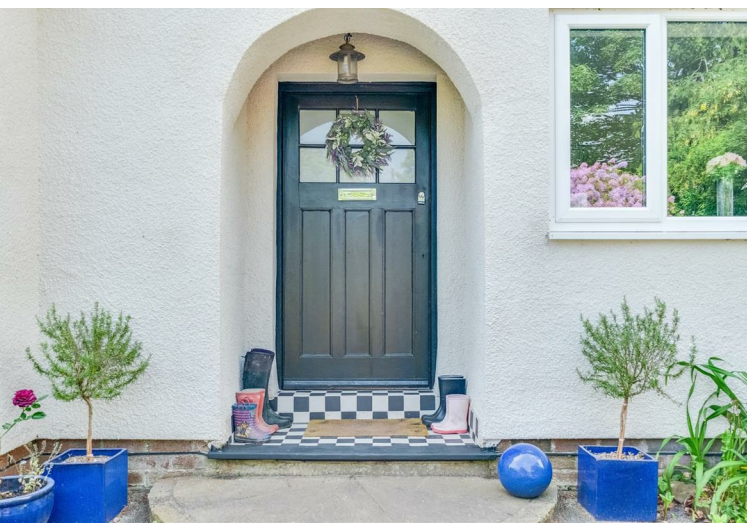
13'1" x 10'1" (3.99m x 3.07m)

Bedroom Five

6'7" x 7'1" (2.01m x 2.16m)


Bathroom

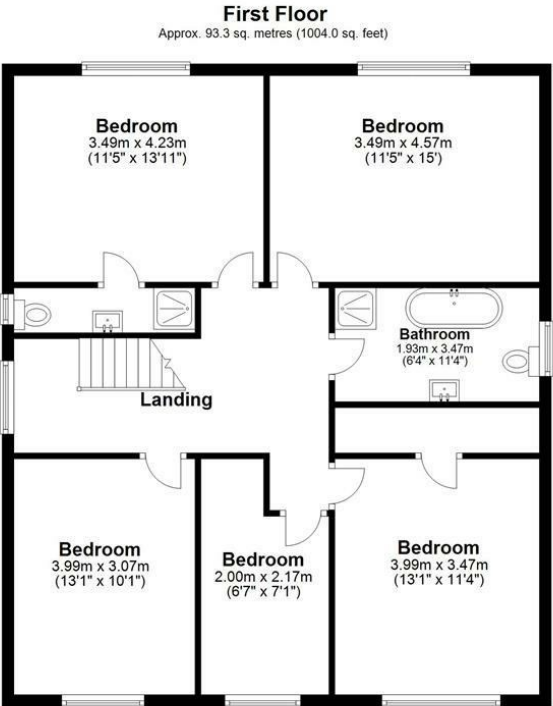
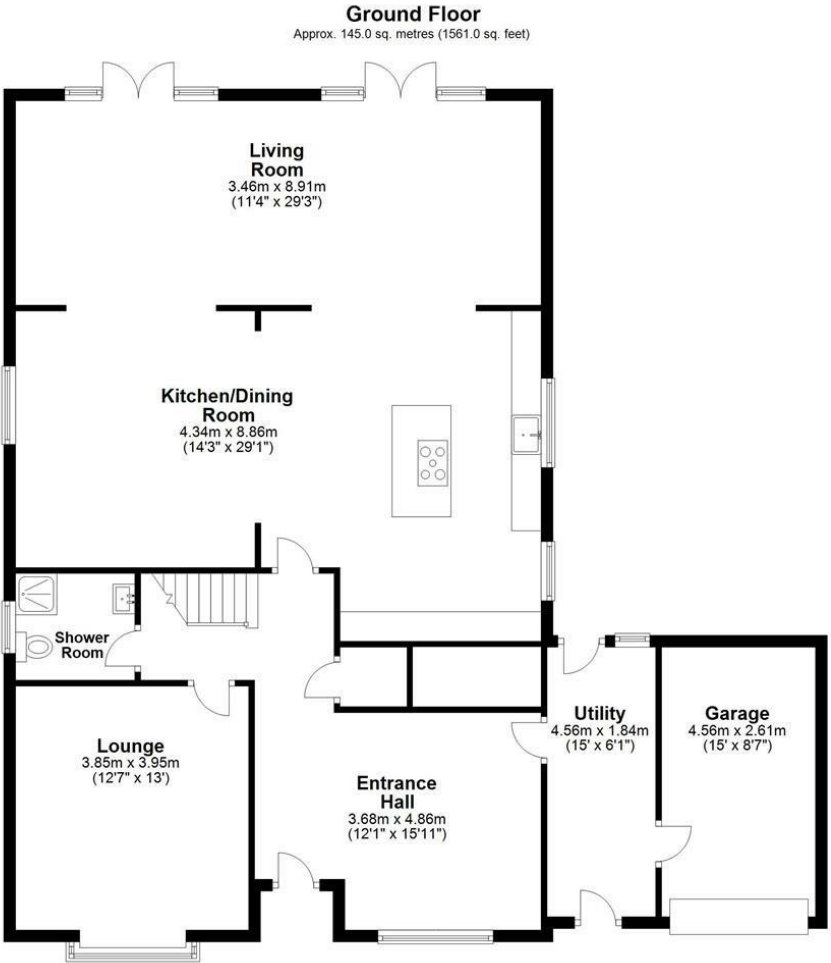
6'4" x 11'4" (1.93m x 3.45m)



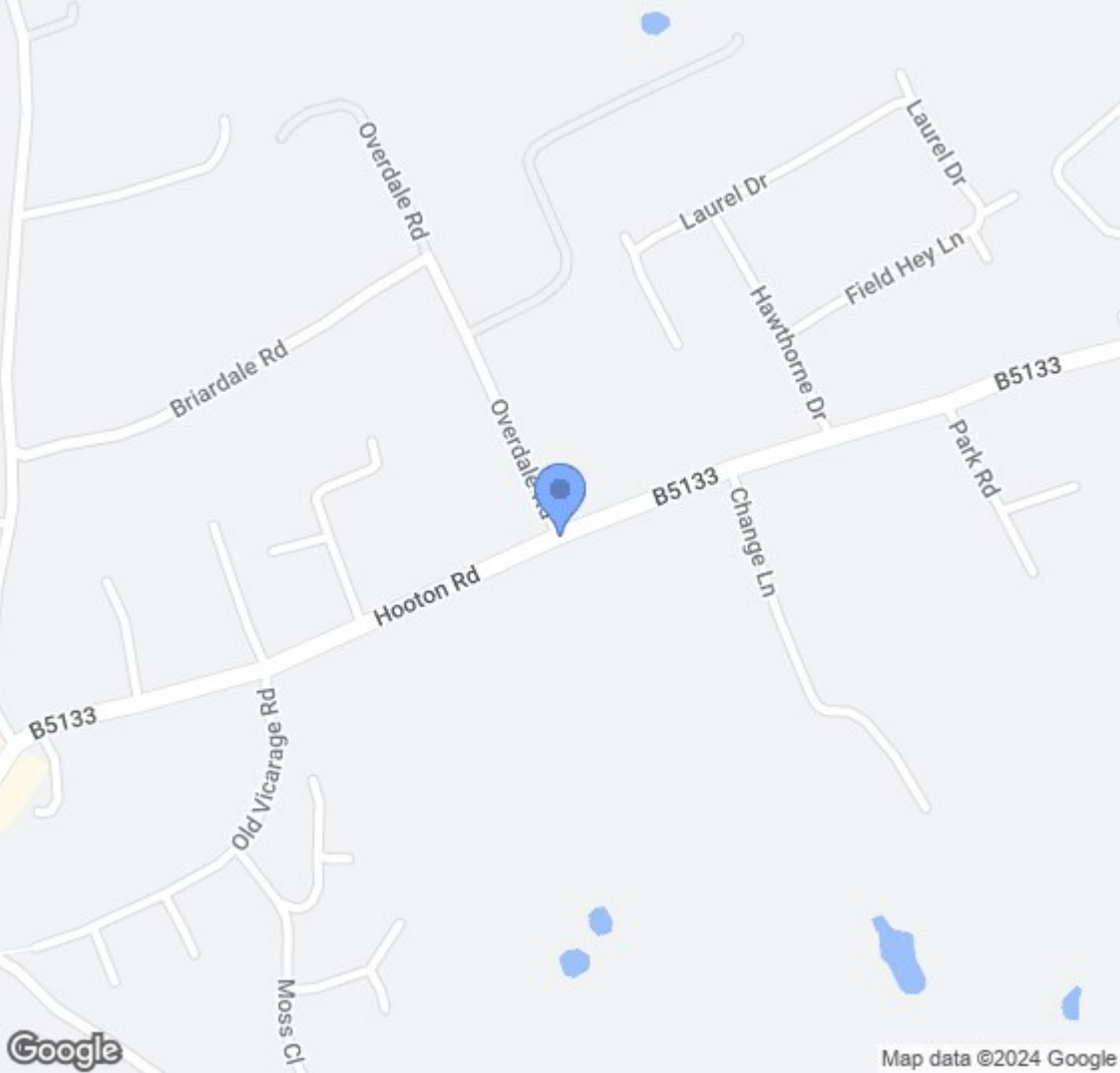
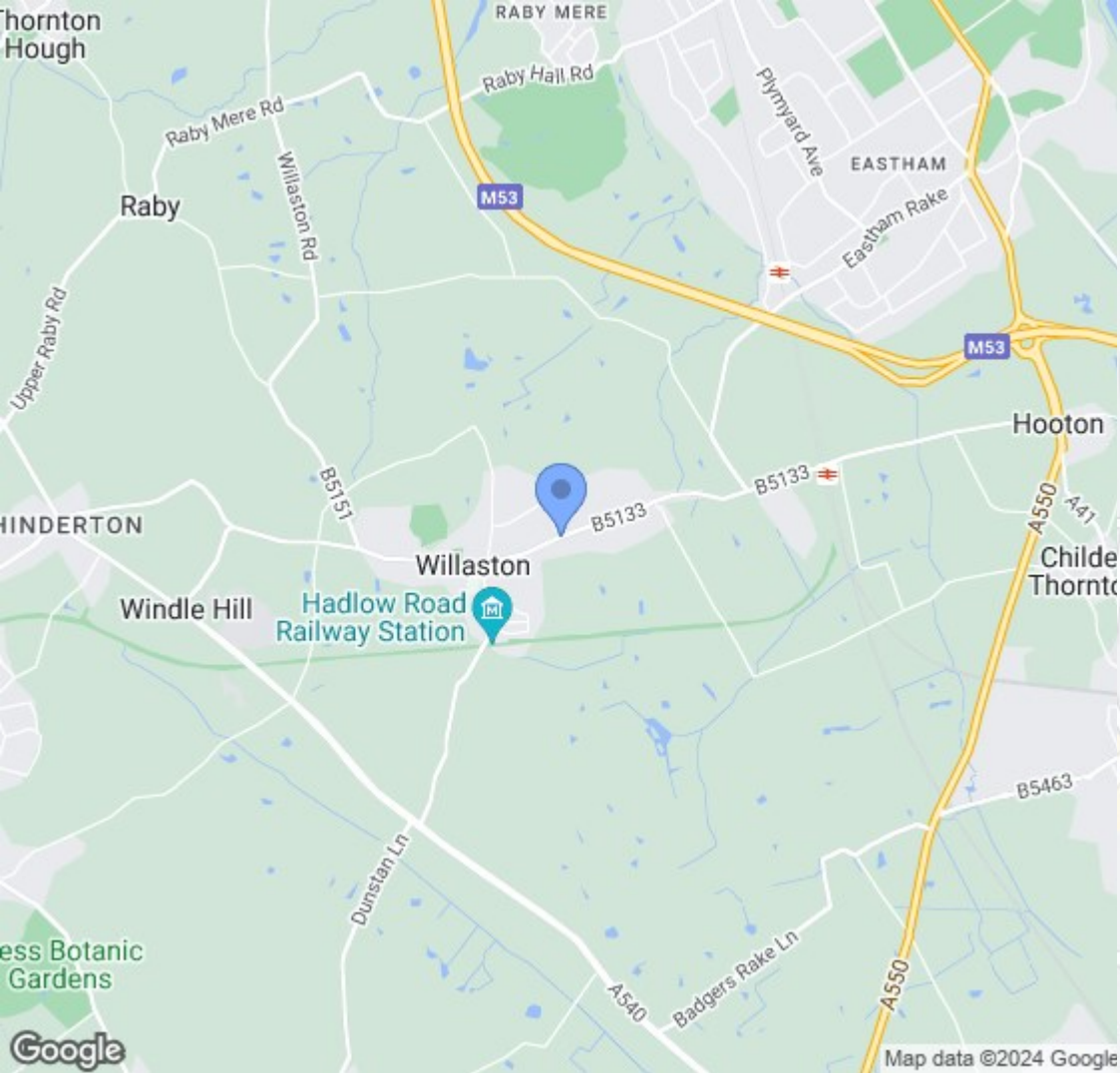


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	74	
(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	



Total area: approx. 238.3 sq. metres (2565.0 sq. feet)
48 Hooton 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

info@constablesestateagents.co.uk

0151 353 1333