



Constables
SALES & LETTINGS

Hooton Way , Hooton

£475,000



A fully refurbished and remodelled detached home, located in a sought after location close to amenities, motorway links and Hooton train station. The accommodation is immaculately presented and finished to an exceptional standard. The accommodation comprises, entrance hallway with galleried landing, utility/store room converted from the garage, a large lounge that could be used as a fifth bedroom, ground floor bathroom and a stunning open plan kitchen-living space. On the first floor there are four double bedrooms and a shower room. Externally a driveway provides off road parking and at the rear there is an enclosed garden with lawn and gravel patio area. The property is offered for sale with no onward chain and early viewing is essential.





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- Detached Property
- Large Lounge/Fifth Bedroom
- Off Road Parking
- Council Tax Band: F

- Four Bedrooms
- Impressive Open Plan Kitchen-Living Room
- Close to Amenities & Transport Links

- Two Bathrooms
- Enclosed Rear Garden
- No Onward Chain

Hallway

14'6" x 10'11" (4.42m x 3.33m)

Kitchen-Living Room

36'11" x 13'8" max (11.25m x 4.17m max)

Lounge

20'7" x 10'10" (6.27m x 3.30m)

Bathroom

9'5" x 7'5" (2.87m x 2.26m)

Utility Room

18' x 9'2" (5.49m x 2.79m)

Landing

Bedroom One

18'6" x 11'11" (5.64m x 3.63m)

Bedroom Two

11'10" x 14'3" (3.61m x 4.34m)

Bedroom Three

11'8" x 12' (3.56m x 3.66m)

Bedroom Four

13'3" x 9'5" (4.04m x 2.87m)


Shower Room

9'5" x 5'10" (2.87m x 1.78m)





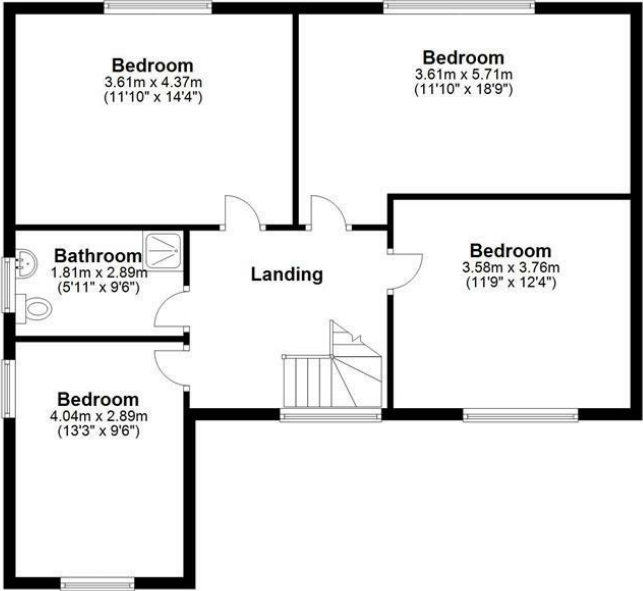
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

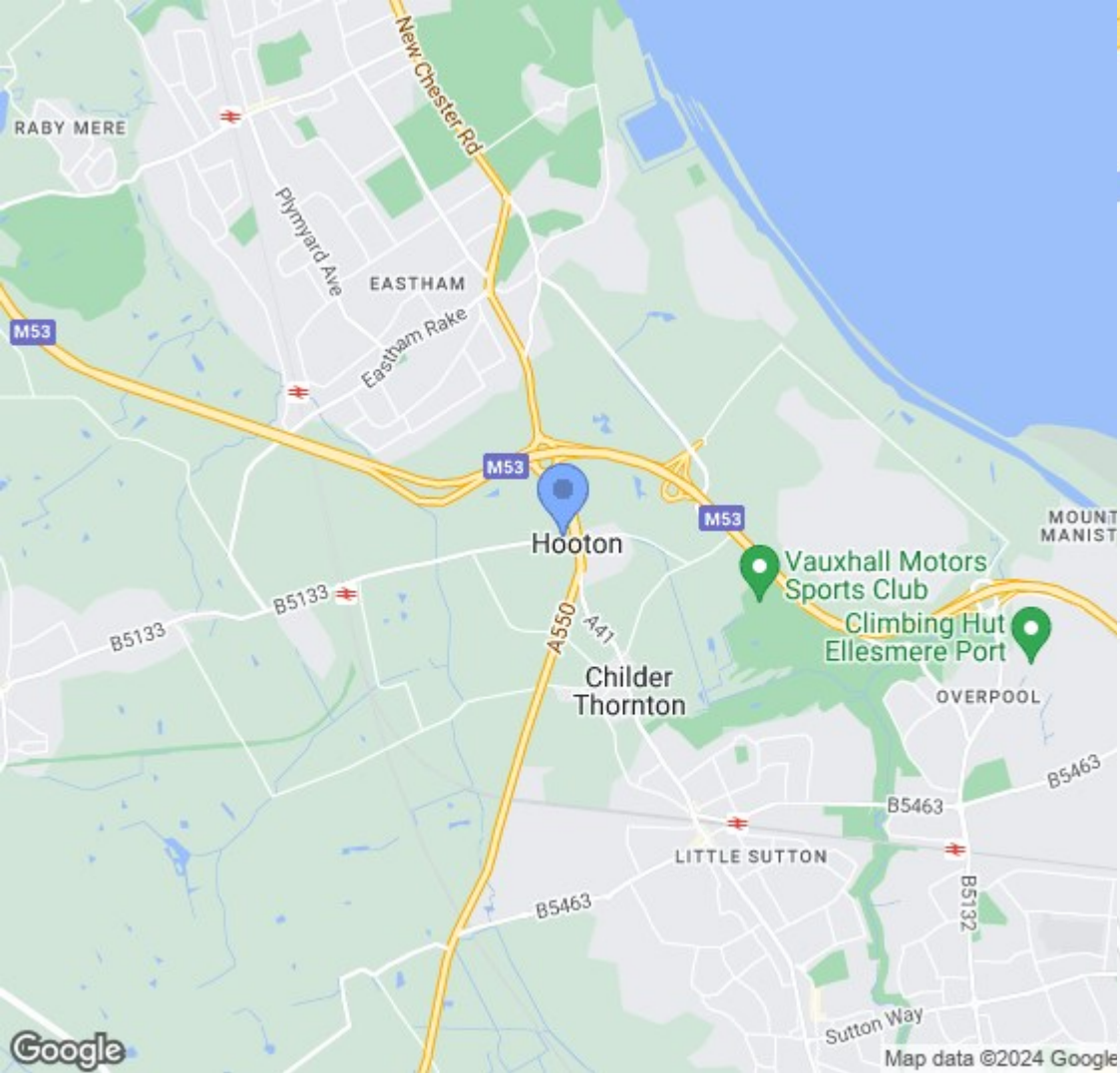
Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)
2a Hooton Way, Hooton



Location Map

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S A L E S & L E T T I N G S

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