

DRAFT DETAILS

Constables
SALES & LETTINGS



3



1



2



D

25 Hooton Road Neston CH64

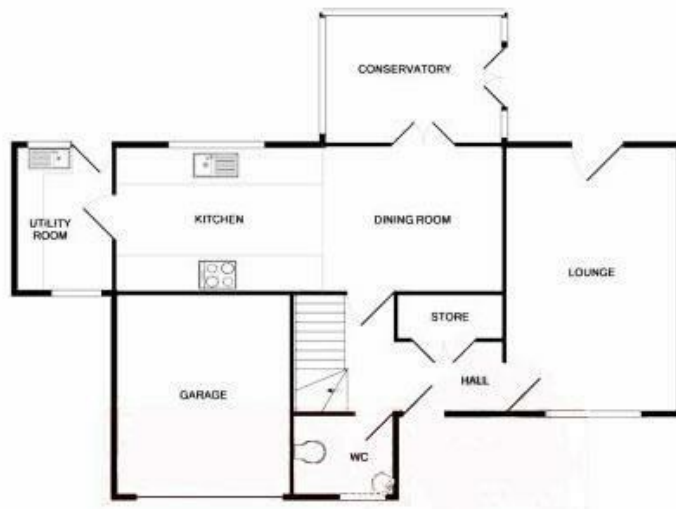
£530,000 Offers Over



- Three Bedroom Detached Family Home
- Excellent Central Willaston Location
- Well Presented Throughout
- Modern Kitchen and Bathroom
- Large and Private Rear Garden
- Off Road Parking for Several Vehicles
- Council Tax Band E (Cheshire West & Chester)

Welcome to this charming three-bedroom detached house located on Hooton Road in the heart of the highly desirable area of Willaston. The property has been wonderfully maintained by its current owners and is presented in immaculate fashion.

Benefitting from gas central heating and double glazing, the accommodation briefly comprises of; Entrance Hallway, Lounge, Downstairs WC, Open Plan Kitchen/Diner, Conservatory, Utility Room, Three Bedrooms, Bathroom with under floor heating, Garage, Beautifully Landscaped gardens to the front and rear with a spacious Driveway allowing plenty of off road parking. This picturesque property must certainly be viewed to appreciate exactly what is on offer.



GROUND FLOOR



1ST FLOOR

We have every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and/or other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metram 12/18

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		



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.

Entrance Hall

Lounge

11'10 x 19'11

Open Plan Kitchen / Diner

9'04 x 22'00

Utility Room

7'07 x 12'05

Downstairs W/C

3'07 x 6'00

First Floor

Master Bedroom

9'10 x 14'01

Second Bedroom

10'09 x 8'05

Third Bedroom

11'09 x 14'05

Family Bathroom

5'04 x 8'02









