



Constables
SALES & LETTINGS

Station Road , Burton

£695,000

Situated in one of the areas most sought after locations, Green Acre is an impressive detached home that has been fully renovated throughout to an exemplary standard.

The property enjoys a private yet, accessible location and benefits from having one of the best panoramic views of the Welsh Hills and the plot adjoins open countryside.

The plot extends to approximately 0.4 acres, and includes a large gravel and parking area, beautifully landscaped gardens, extensive patio and vegetable garden.

The accommodation is immaculately presented and comprises, entrance hallway with storage cupboard, parquet flooring and stairs to the first floor. There is a separate sitting room at the front of the property with log burning stove and at the rear there is an open plan lounge-dining room which is also open to the kitchen. This room and bi-folding doors leading to the rear patio as well as solid wood flooring. The kitchen is incredibly well-appointed with wood block worktops, Double sink and vegetable sink, Neff integrated dishwasher and there is space for a range cooker and upright fridge-freezer, the kitchen also has a useful pantry. The ground floor also includes a bedroom with sink and a stunning bathroom with freestanding bath, Savoy sink unit and walk in shower cubicle with rainfall shower.

On the first floor there is a fantastic landing area with storage cupboards, seating area and bi-fold doors opening to the first floor balcony. There first floor has two double bedrooms, both with built in storage. The main bedroom also has a seating area and bi-folding doors opening to the balcony.

This beautiful home must be seen to be appreciated and early viewing is essential.





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- Fully Renovated Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Council Tax Band: F
- Stunning Location Overlooking Farmland towards the Welsh Hills
- Stunning Kitchen & Bathroom
- Large Driveway
- Incredibly Private Plot extending to approximately 0.4 Acres
- First Floor Balcony
- Landscaped Gardens

Location

Green Acre occupies a highly sought-after position in the village of Burton in South Wirral. The property enjoys a semi-rural yet accessible location with stunning views over open farmland, towards the Welsh Hills.

The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor and dentist surgeries with Neston also having a good selection of supermarkets. The cities of Chester and Liverpool are 8 and 15 miles respectively with a wide range of shopping and leisure facilities complemented by several out-of-town retail parks to include Cheshire Oaks which is 8 miles distant.

Sporting and social activities are well catered for with Burton and Puddington Sports and Social Club and Gladstone Village Hall in the

village providing tennis courts, bowls and a cricket ground, also hosting the annual Village Summer Festival, together with cafes in both Puddington and Burton. Neston Cricket Club offers cricket, squash, hockey and tennis and other recreational and sporting activities in the area include sailing on the Marine Lake and Dee Estuary, golf at Heswall and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester, Bangor-on-Dee, Haydock Park, and Aintree as well as the International Horse Show in Liverpool.

On the educational front there are several primary schools nearby including at Burton, Thornton Hough and Willaston, secondary schools including Wirral, Caldy and West Kirby Grammar Schools and a choice of private schooling notably at King's and Queen's in Chester, Birkenhead School and Abbeygate College at Saughton.

Despite the property's rural location, it is well served by roads being within a short distance of the M53 and M56 motorways permitting easy access to all major areas of commerce throughout the Northwest. For travel further afield there is a 2-hour intercity rail service from Chester to London Euston via Crewe with a link from the nearby Hooton station which also offers a service into Liverpool Lime Street. For overseas travel both Liverpool and Manchester are served by international airports.

Other Information

Tenure: Freehold
Council Tax Band: F (Cheshire West & Chester)
Services: LPG heating, mains electric.
Drainage: Sceptic Tank.
EPC: to follow.

Accommodation

Entrance Hallway

Lounge-Dining Room

12'5" x 22'9" (3.78m x 6.93m)

Kitchen

18'6" max x 12'8" (5.64m max x 3.86m)

Sitting Room

11'10" x 15'7" (3.61m x 4.75m)

Bedroom One

11'10" x 12'4" (3.61m x 3.76m)

Bathroom

12'1" x 9'10" (3.68m x 3.00m)

Separate W.C.

2'11" x 5'10" (0.89m x 1.78m)

First Floor Landing

Bedroom Two

19'5" x 9'10" (5.92m x 3.00m)


Bedroom Three

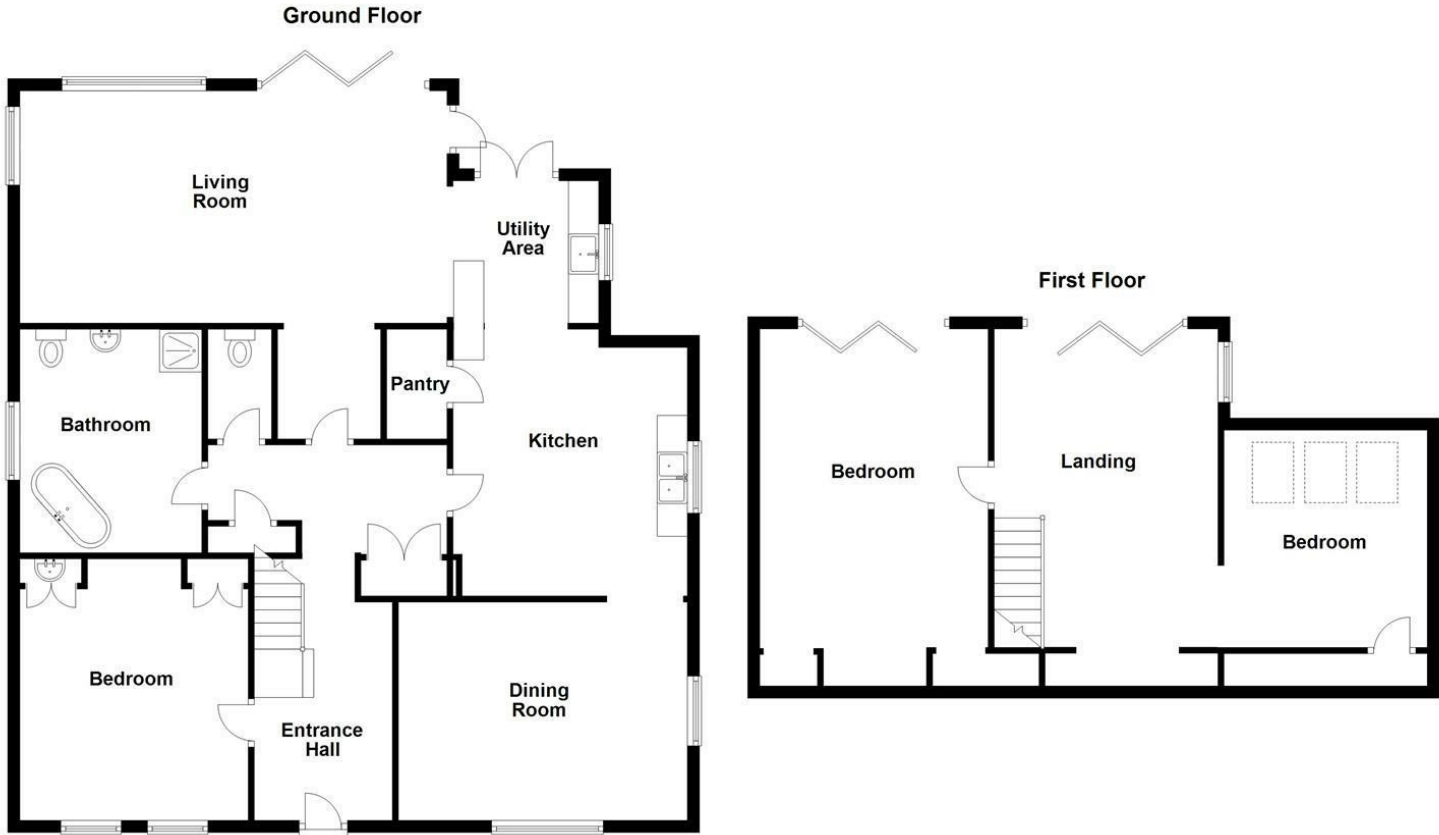
11'7" x 12'4" (3.53m x 3.76m)



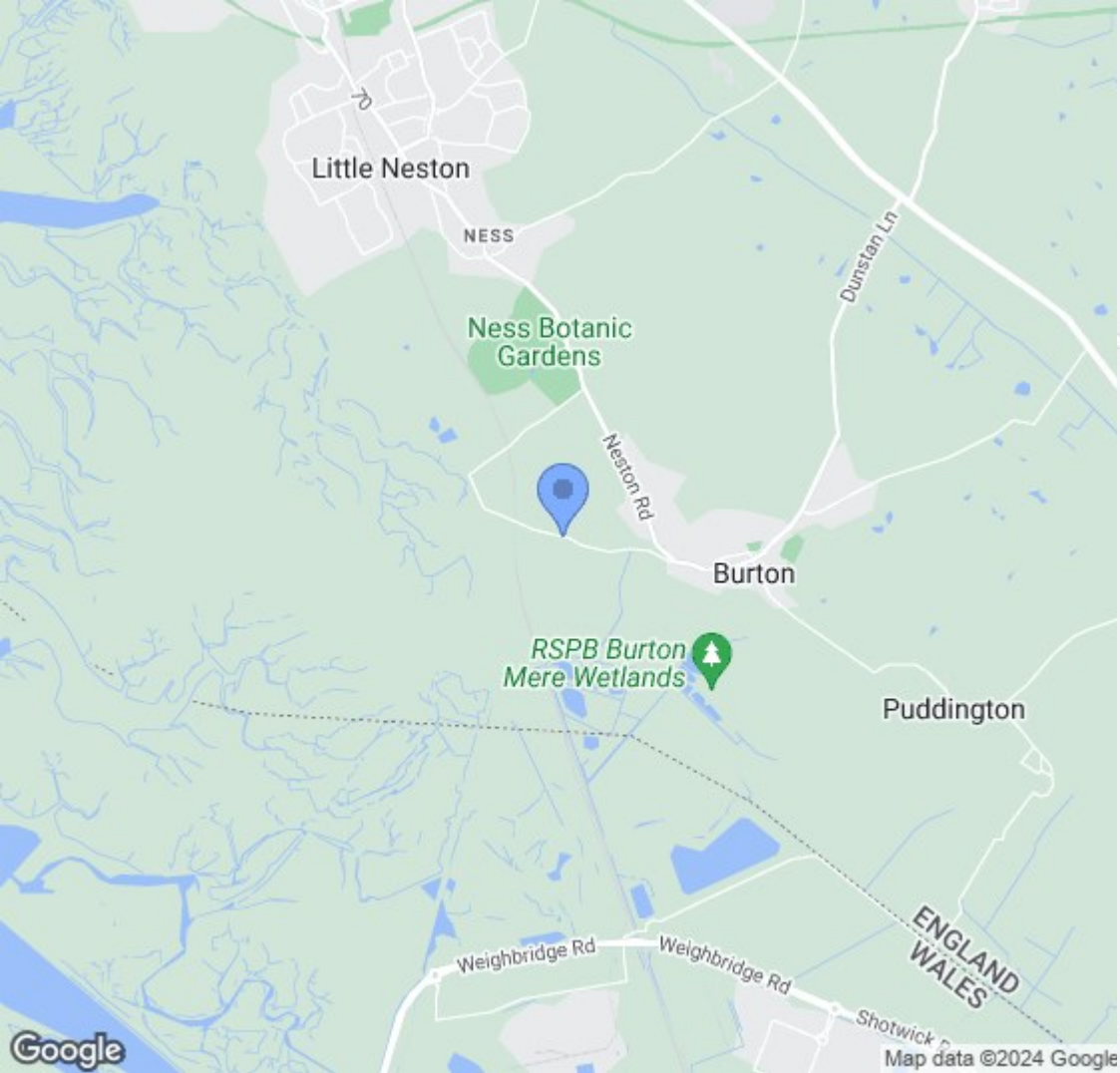


EPC & Floor Plan

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
 This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Plan produced using PlanUp.



Location Map

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