



Constables
SALES & LETTINGS

The Village

Burton, Neston

£410,000




Constables is delighted to offer for sale this beautiful 'arts and crafts style' period cottage located in the picturesque village of Burton, Cheshire.

The property enjoys a semi-rural yet accessible location in the heart of the village and is set in a good-sized plot that adjoins the recreation ground of Gladstone Village Hall. The property has off road parking and a garage. The accommodation has huge potential for further improvement and briefly comprises; entrance porch, lounge with fireplace and wood burning stove, dining room, kitchen and a spacious brick and hardwood Amdega conservatory. On the first floor there are three bedrooms and a bathroom.

The property is set back from the road in an elevated position and at the front there is a lawned garden, driveway and garage. At the rear of the property is an incredibly private landscaped garden with established borders.

This impressive property is offered for sale with no onward chain and early viewing is essential.



Woodside Cottage

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- Period Cottage in heart of Burton Village
- Two Reception Rooms & Amdega Conservatory
- Adjoining Gladstone Hall Cricket Ground
- No Onward Chain
- Semi-Detached
- Landscaped Rear Garden
- Tenure: Freehold
- Three Bedrooms
- Off Road Parking & Driveway
- Council Tax Band; E (Cheshire West & Chester)

Location

Woodside Cottage occupies a highly sought-after position in the village of Burton in South Wirral. The property enjoys a semi-rural yet accessible location.

The nearby villages of Willaston and Neston provide a range of services for everyday needs including local shops, doctor's and dentist's 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

- LPG heating.
- Mains Drainage
- Main electricity.
- Council Tax Band: E (Cheshire West & Chester)
- Tenure: Freehold

Accommodation

Porch

Lounge

16' x 14'8" (4.88m x 4.47m)

Dining Room

8'102 x 10'6" (2.44m x 3.20m)

Kitchen

Conservatory

First Floor

Bedroom One

14'6" x 9'10" (4.42m x 3.00m)

Bedroom Two

10'5" x 8'7" (3.18m x 2.62m)

Bedroom Three


7'4" x 8'7" (2.24m x 2.62m)

Bathroom

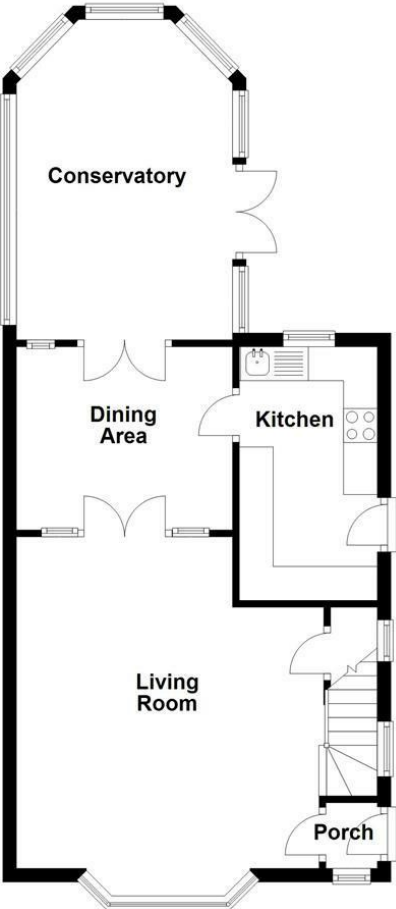




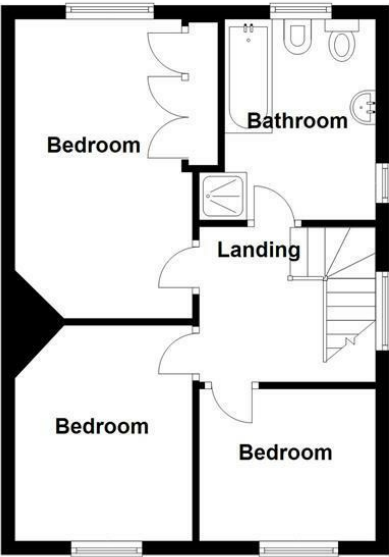
EPC & Floor Plan

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	

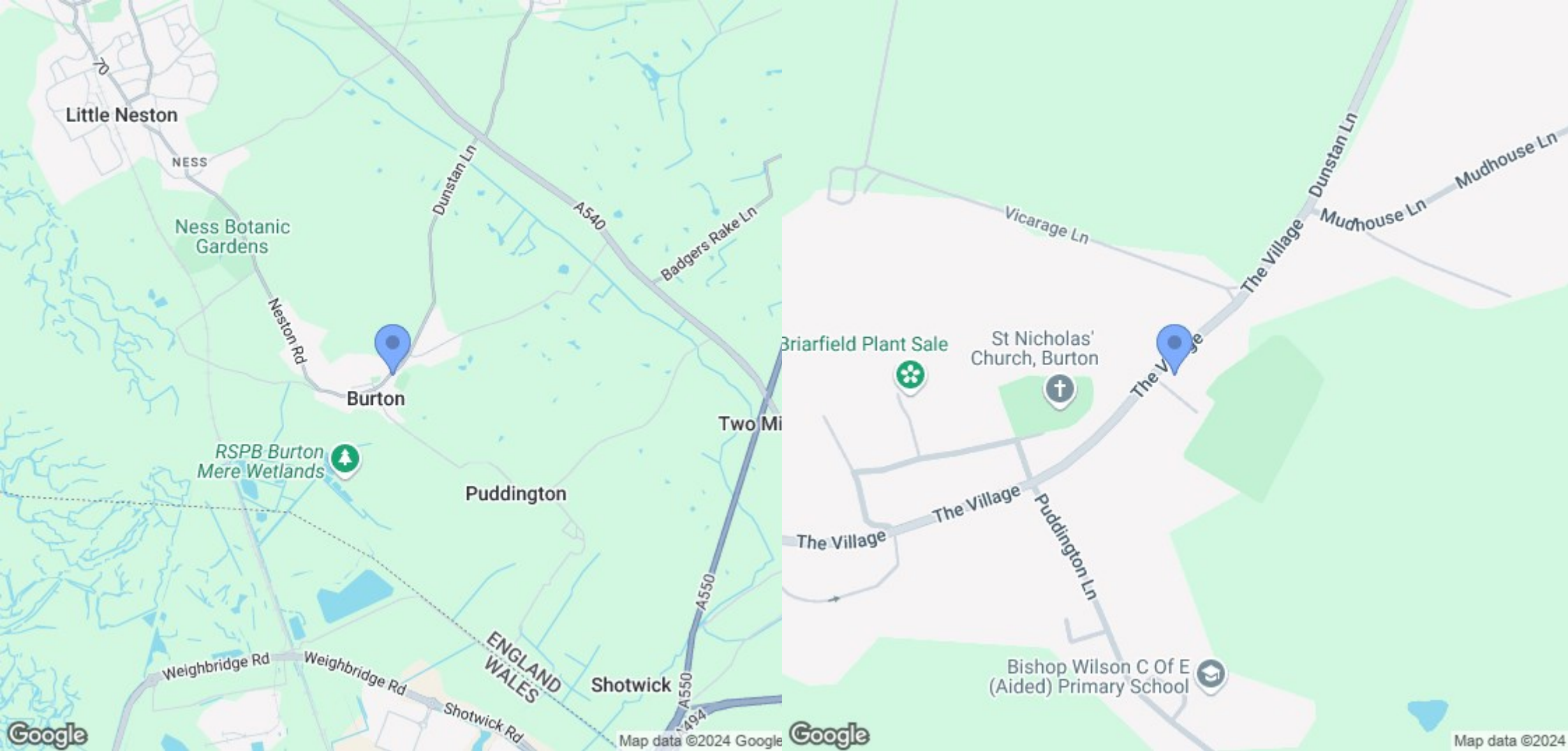
Ground Floor



First Floor



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

Constables

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