



**Constables**  
SALES & LETTINGS

Neston Road

Willaston, Neston

£325,000

Constables are delighted to offer to the market this exciting opportunity to acquire a two bedroom detached property in the heart of Willaston with off road parking, garage and private rear garden. This property whilst needing renovation throughout sits on a lovely plot in Willaston and has bundles of potential for either first time buyers or downsizers looking to be walking distance of the village amenities.

The property briefly comprises, entrance hall, with feature window and original staircase, lounge to the front of the property with dual aspect windows and feature fireplace, dining room to the rear of the property with double doors out onto the garden. The kitchen has a vaulted ceiling and dual aspect windows. To conclude the ground floor accommodation there is a W/C behind the kitchen.

To the first floor there are two double bedrooms and a family bathroom consisting of a white three piece suite.

This property is offered to the market with no onward chain.





# Constables

SALES & LETTINGS

- Three Bedroom Detached Property
- Off Road parking and Garage
- Heart of Willaston Location
- Lots of Modernisation Potential
- Private Rear Garden
- Close to Local Shops & Amenities

## Entrance Hall

## Living Room

12'3 x 14'1 (3.73m x 4.29m)

## Dining Room

9'5 x 14'1 (2.87m x 4.29m)

## Kitchen

11'5 x 7'2 (3.48m x 2.18m)

## Downstairs W/C

## First Floor

## Master Bedroom

11 x 14'1 (3.35m x 4.29m)

## Second Bedroom


10'8 x 14'1 (3.25m x 4.29m)

## Family Bathroom



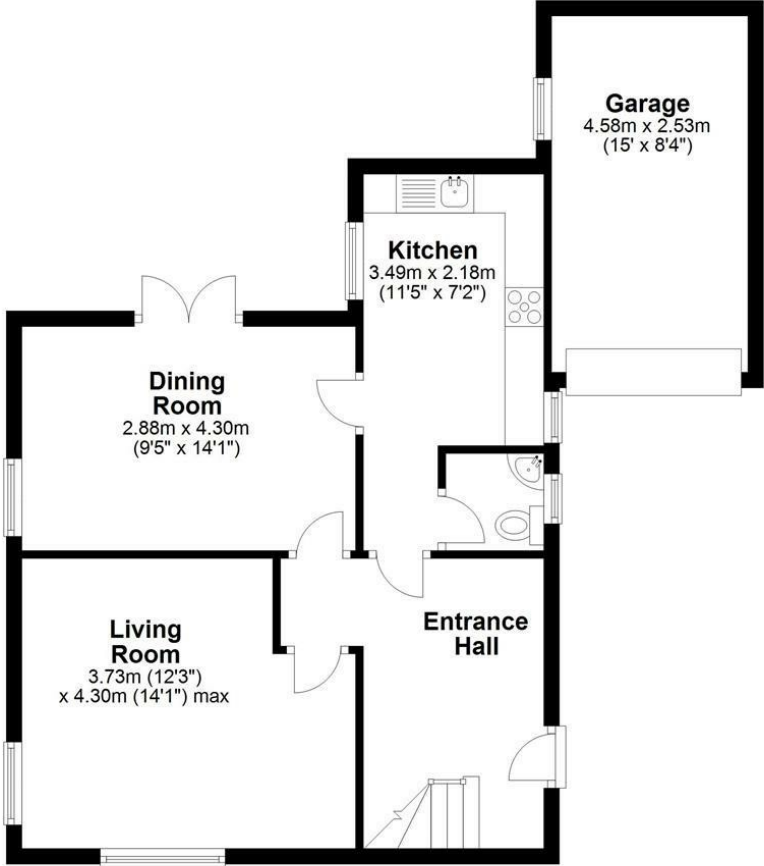


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

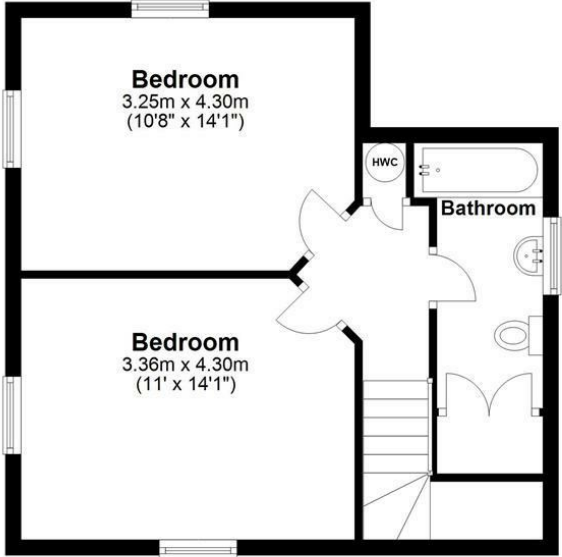
## Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



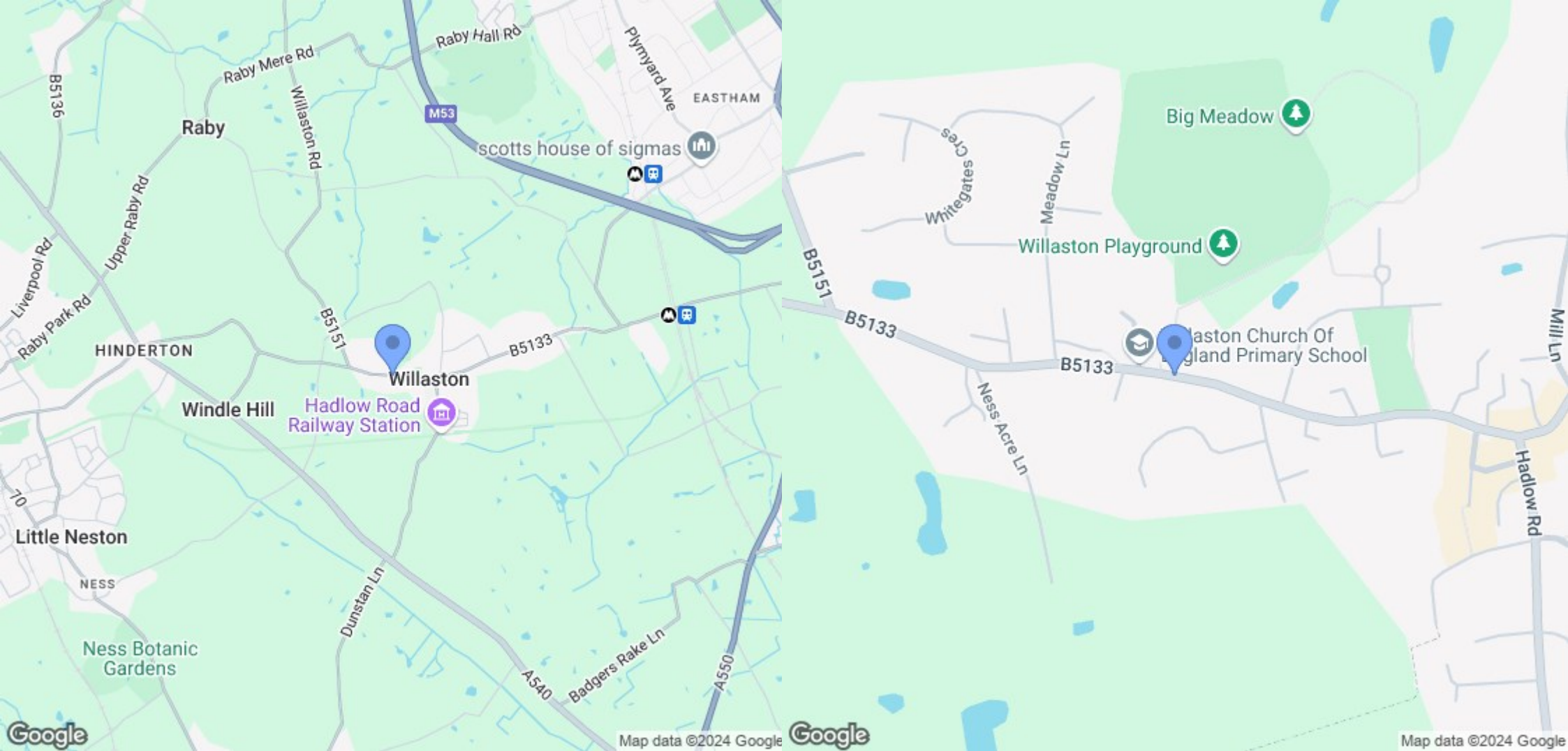
## First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 102.7 sq. metres (1105.6 sq. feet)

**Ameria, Neston Road, Willaston, Neston**



Location Map

# Constables

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

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