



**Constables**  
SALES & LETTINGS

Old Farm Close    Willaston, Neston

£299,950





A deceptively spacious end-town house located in a quiet cul-de-sac in Willaston Village. The property is offered for sale with no onward chain and would make an ideal first time buy, family home or would be suitable for those buyers looking to downsize.

The accommodation has been well-maintained and comprises; vestibule entrance with W.C. The garage has been converted to create a study/ground floor bedroom and a shower room. There is a large open plan lounge-dining room with a glass conservatory at the side. Off the dining area is the kitchen.

On the first floor is the bathroom and three good-sized bedrooms with built in cupboards or wardrobes. Externally a driveway provides off road parking. There is a private garden at the rear of the property, this extends to the side where there is a summer house.



# Constables

SALES & LETTINGS

- End Town House
- Three Bedrooms
- Lounge-Dining Room & Conservatory
- Garage Converted to Study & Ground floor Shower Room
- Enclosed Garden to Rear & Side
- Summer House
- Off Road Parking
- Close to Willaston Village Centre
- Tenure: Freehold
- Council Tax Band: D (Cheshire West & Chester)



## Location

The property is situated within walking distance of the sought after village of Willaston. Willaston provides a comprehensive range of local services for everyday needs including a convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries, church 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, Caldy 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.

## Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national

motorway network including the M56 for travel to Manchester. There are rail links from Hooton Station and Eastham Rake Station to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

## Accommodation

### Vestibule Entrance

4'10" x 6'9" (1.49m x 2.08m)

### Cloakroom

4'11" x 3'3" (1.5m x 1m)

### Study

10'2" x 7'10" (3.1m x 2.4m)

### Shower Room

4'11" x 7'10" max (1.52m x 2.39m max)

## Lounge-Dining Room

19'9" max x 18'10" max (6.04m max x 5.75m max)

## Conservatory

10'0" x 7'10" (3.05m x 2.41m)

## Kitchen

9'11" x 8'3" (3.03m x 2.53m)

## Landing

### Bedroom One

13'1" x 11'2" (4m x 3.42m )

### Bedroom Two

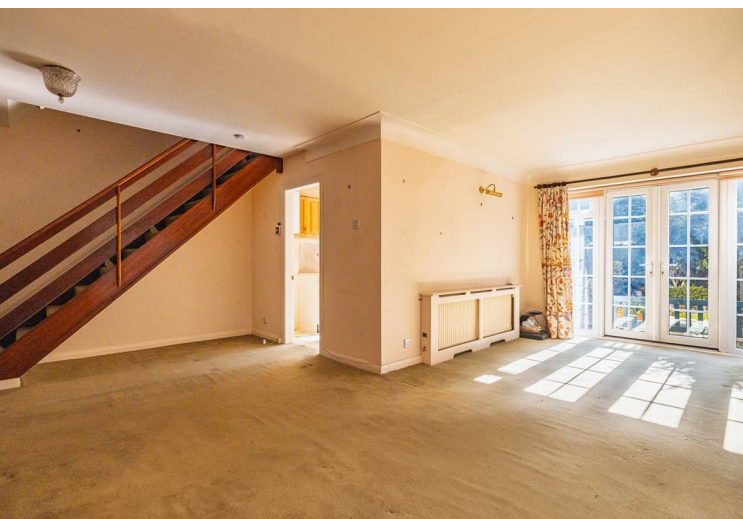
11'9" x 11'1" (3.6m x 3.4m)

### Bedroom Three

9'3" x 7'1" (2.82m x 2.18m)

## Bathroom

7'1" x 7'1" (2.16m x 2.17m)




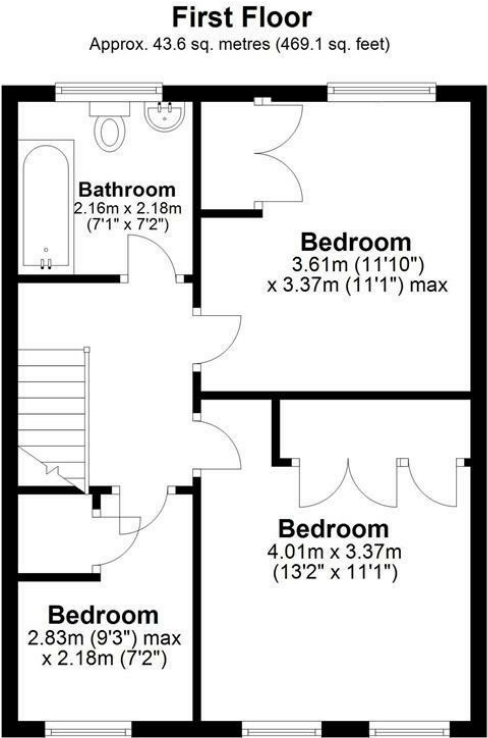
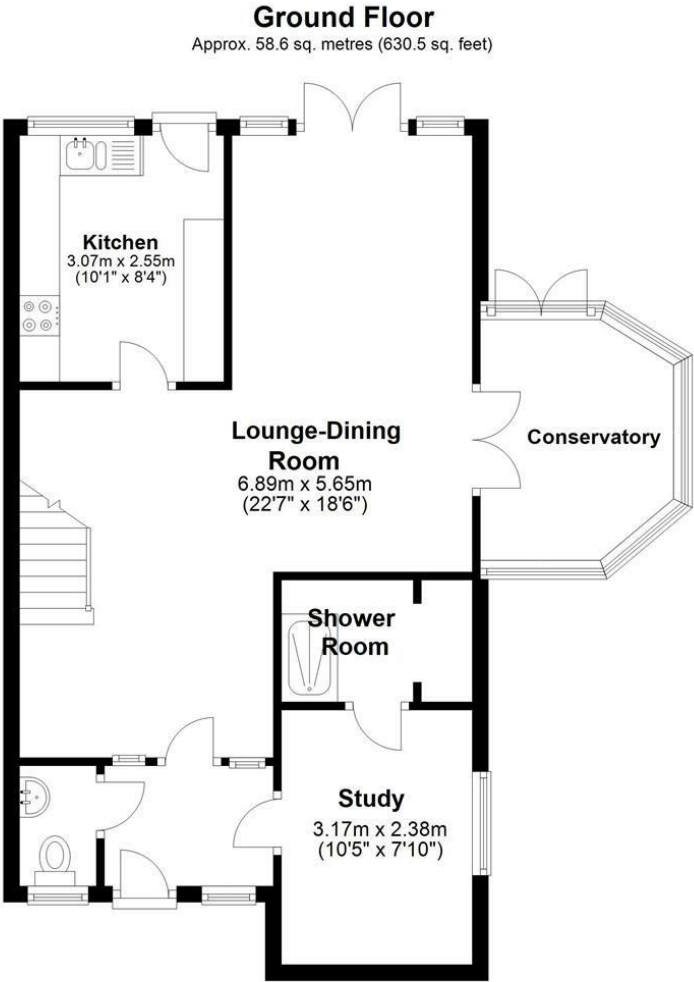




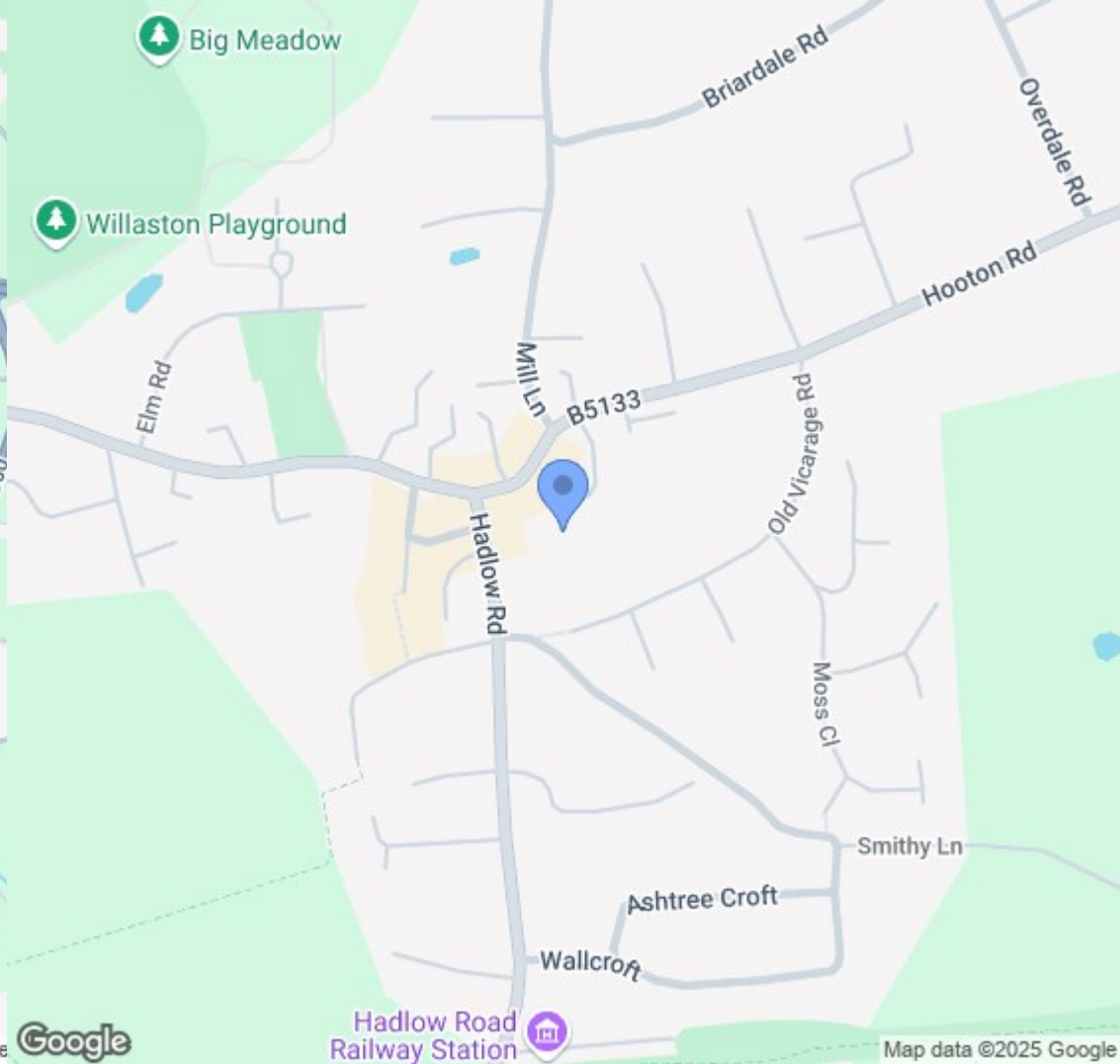
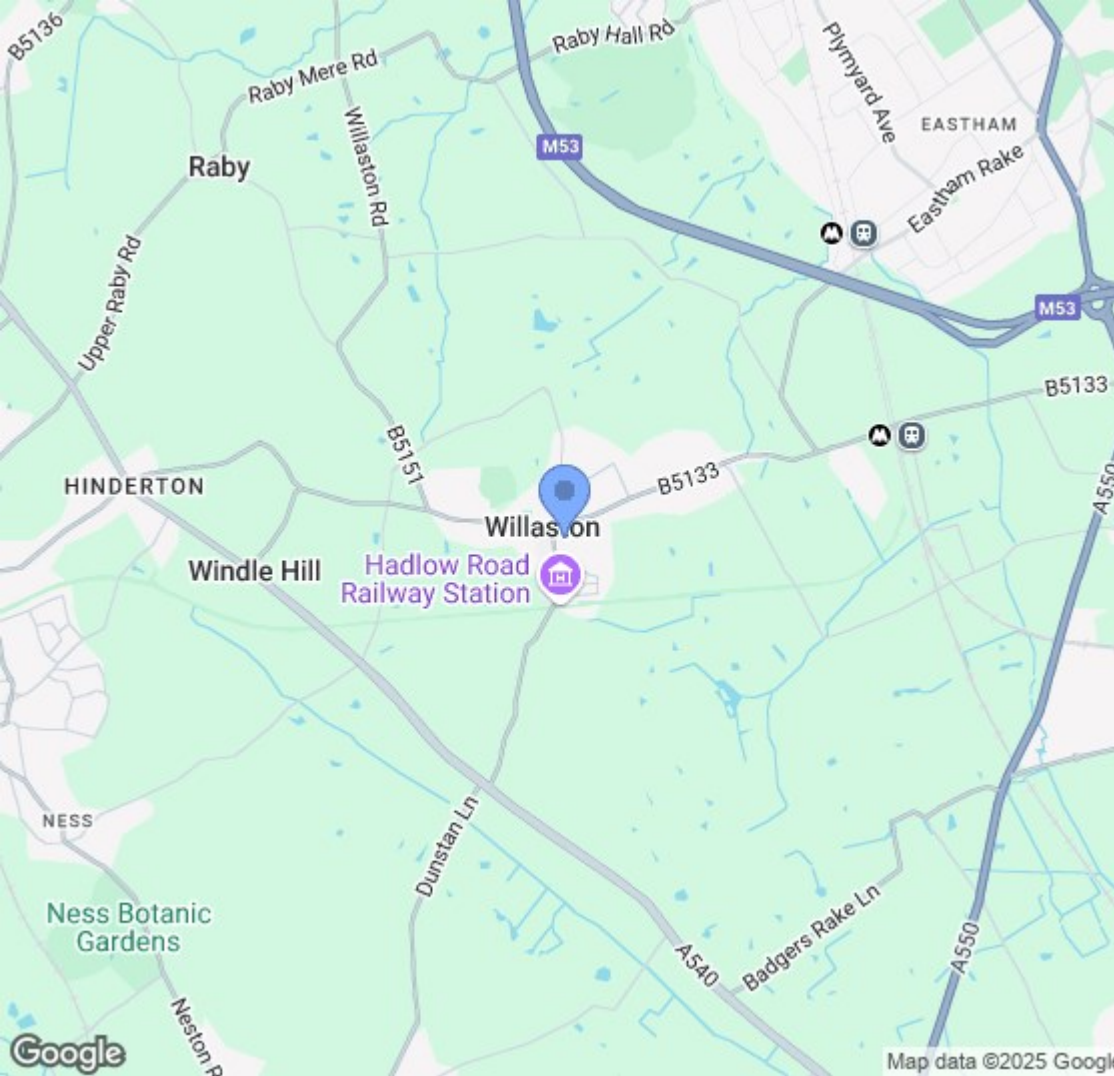


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>74</div>	<div>86</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Total area: approx. 102.2 sq. metres (1099.7 sq. feet)  
**15 Old Farm Close, Willaston**



Location Map

# Constables

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