



We are very proud to present

Hinderton Road
, Neston

On the market for

£495,000

Constables is delighted to offer to the market this impressive, individually designed, detached residence located a short distance from Neston town centre. The property has recently been refurbished throughout and provides incredibly spacious and immaculately presented accommodation throughout. The accommodation comprises, entrance hallway with galleried landing, cloakroom and access to the kitchen, garage and lounge. The entrance hallway has solid wood flooring and this continues into the lounge, garden room, and dining room. The reception rooms are large and versatile and have wooden folding doors which can be removed to create an open plan space. The kitchen is very well appointed with an excellent number of cupboards, granite work tops and a range of integrated appliances including a fridge, freezer, dishwasher, and there is a free-standing oven. Off the kitchen is a utility room. On the first floor there are five good sized bedrooms and three bathrooms. Externally, the property is set back from the road and there is a driveway and garage at the front. There is gated access at the side of the property which leads to the rear garden which is incredibly private with lawn, mature trees and a paved patio area perfect for outside entertaining. This stunning home is offered for no onward chain and early viewing is essential.





- Impressive Detached Residence
- Five Bedrooms
- Integral Garage & Driveway
- Early Viewing Essential
- Recently Refurbished Throughout
- Three Reception Rooms
- Private Rear Garden
- Bespoke Architectural Design
- Three Bathrooms
- No Onward Chain

Location

The property enjoys a secluded position set back from Hinderton Road which is accessed off the A540. It is situated less than half a mile from Neston town centre with its excellent range of amenities including supermarkets and bus and train links. Willaston village is two and half miles away and provides a range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school.

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, Abbey Gate

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 four 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 is a rail link from Eastham Rake 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: 11 miles. Manchester: 48 Miles.

Entrance Hallway

Cloakroom

Lounge

18'11" x 15'11" (5.77m x 4.85m)

Dining Room

16'7" x 12'2" (5.05m x 3.71m)

Garden Room/Study

12'4" x 9'10" (3.76m x 3.00m)

Kitchen

22'1" max x 11' (6.73m max x 3.35m)

Utility Room

5'11" x 4'9" (1.80m x 1.45m)

Gallery Landing

Bedroom One

16'6" x 16'2" (5.03m x 4.93m)

En-suite One

Bedroom Two

11'1" x 10'8" (3.38m x 3.25m)

En-suite Two

Bedroom Three

11'10" x 11' (3.61m x 3.35m)

Bedroom Four

10'4" x 10'10" (3.15m x 3.30m)

Bedroom Five/Study

8' x 8'4" (2.44m x 2.54m)

Bathroom

Garage

15'9" x 9'10" (4.80m x 3.00m)

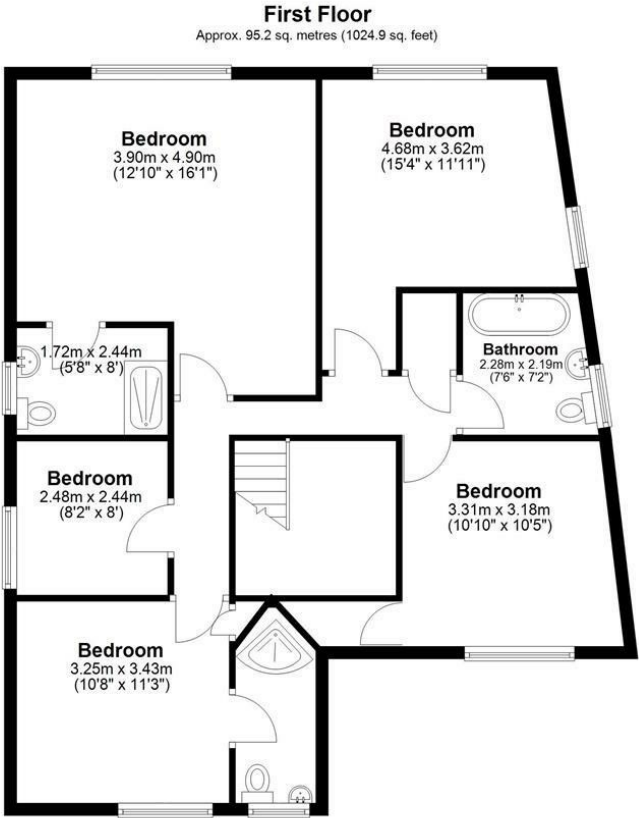
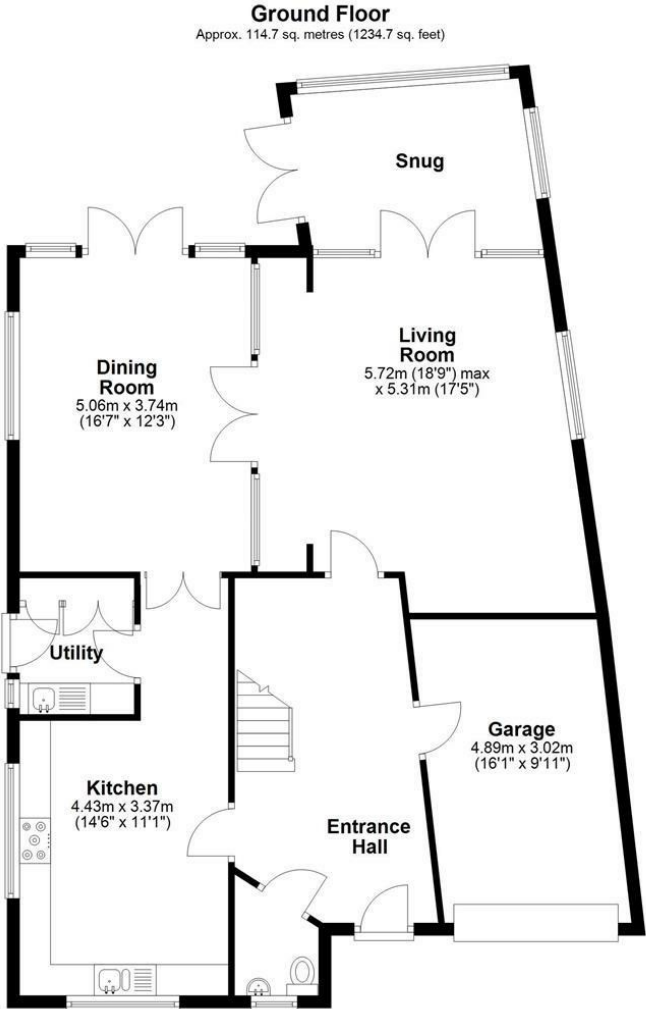




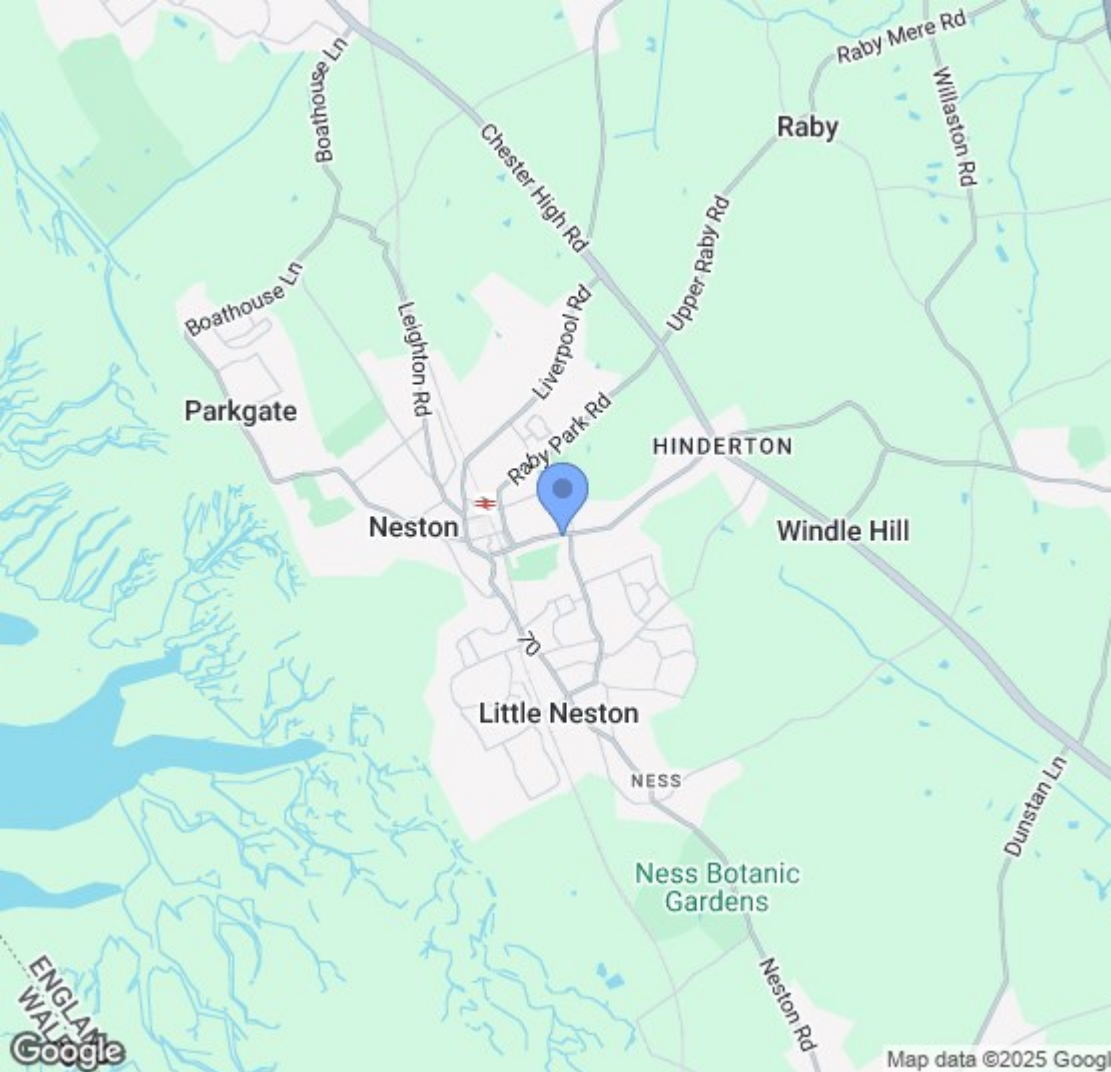
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	76
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 209.9 sq. metres (2259.6 sq. feet)
44 Hinderton Road, NESTON



Location Map



21 High Street, Neston

South Wirral, Neston, Cheshire

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