



**Constables**  
SALES & LETTINGS

Meadow Lane

Willaston, Neston

£315,000



Constables are pleased to offer to the market this three-bedroom detached and extended family home on a popular road in Willaston. This property offers spacious and versatile accommodation and would be perfect for a growing family looking to buy within close proximity to excellent local schools.

The property briefly comprises: an entrance hall, an open-plan lounge and diner with adjoining double doors and a feature fireplace in the lounge. The kitchen has a wide range of low- and high-level storage units with an integrated hob/oven and built-in extractor fan. To the rear of the property, a single-storey extension links the back of the garage with a utility room and a spacious ground-floor bathroom with a white three-piece suite, bidet, and standalone shower.

To the first floor, there are three bedrooms, the master of which enjoys built-in wardrobes, and a family bathroom with dual windows and a white three-piece suite.

Externally, to the front of the property, there is off-road parking for several cars along with access to the garage. To the rear of the property, there is a block-paved, low-maintenance garden with mature borders and fencing.







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- Three Bedroom Detached Family Home
- Off Road Parking and Garage
- Ground Floor Extension
- Potential for Further Development
- Excellent Willaston Location
- Sold with No Onward Chain



### Entrance Hall

### Lounge

13'04 x 12'00 (4.06m x 3.66m)

### Dining Room

11'04 x 9'11 (3.45m x 3.02m)

### Kitchen

11'02 x 8'10 (3.40m x 2.69m)

### Utility Room

7'09 x 6'06 (2.36m x 1.98m)

### Ground Floor Bathroom

7'07 x 14'02 (2.31m x 4.32m)

### Garage

### First Floor

### Master Bedroom

13'04 x 9'09 (to wardrobe front)  
(4.06m x 2.97m (to wardrobe front))

### Second Bedroom

11'04 x 10'10 (3.45m x 3.30m)

### Third Bedroom

6'09 x 7'03 (2.06m x 2.21m)

### Bathroom


6'00 x 8'10 (1.83m x 2.69m)





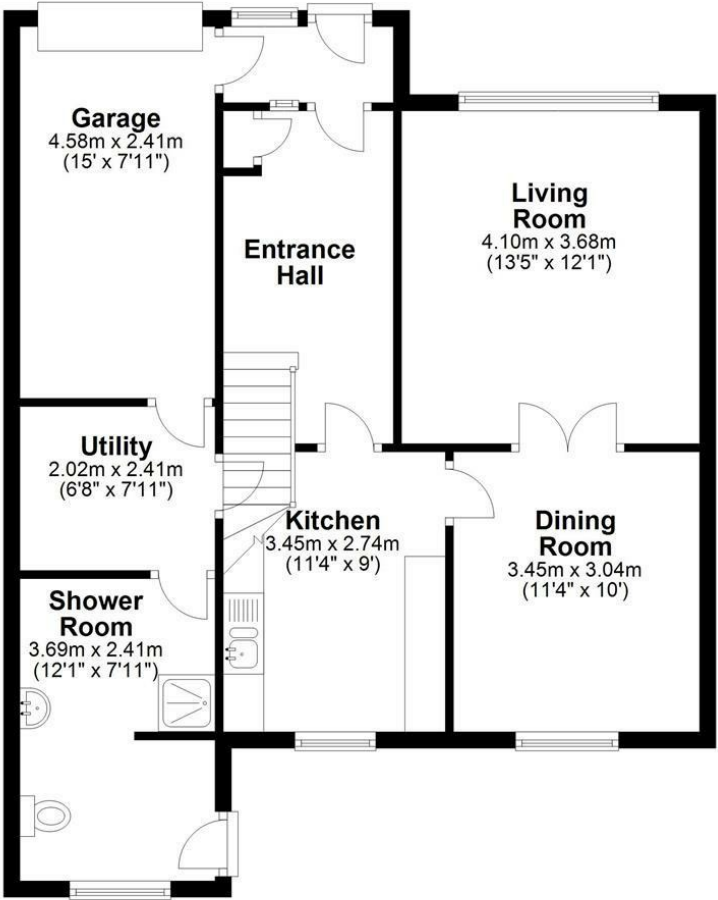


# EPC & Floor Plan

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | <b>65</b>                  | <b>66</b>   |
| (39-54) <b>E</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<br>2002/91/EC |  |

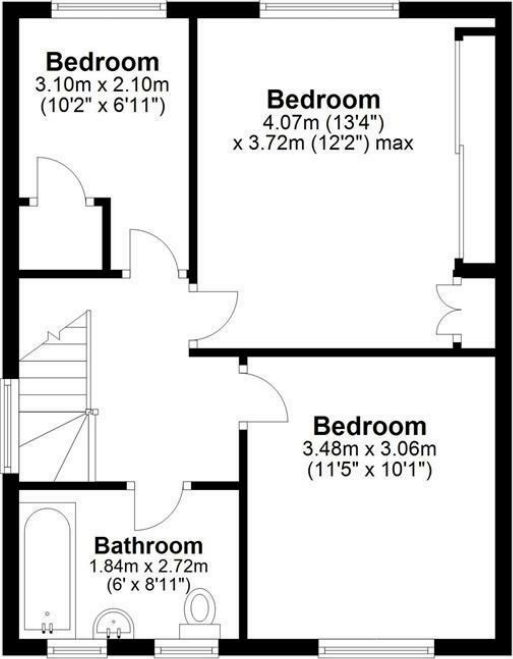
## Ground Floor

Approx. 73.4 sq. metres (790.0 sq. feet)



## First Floor

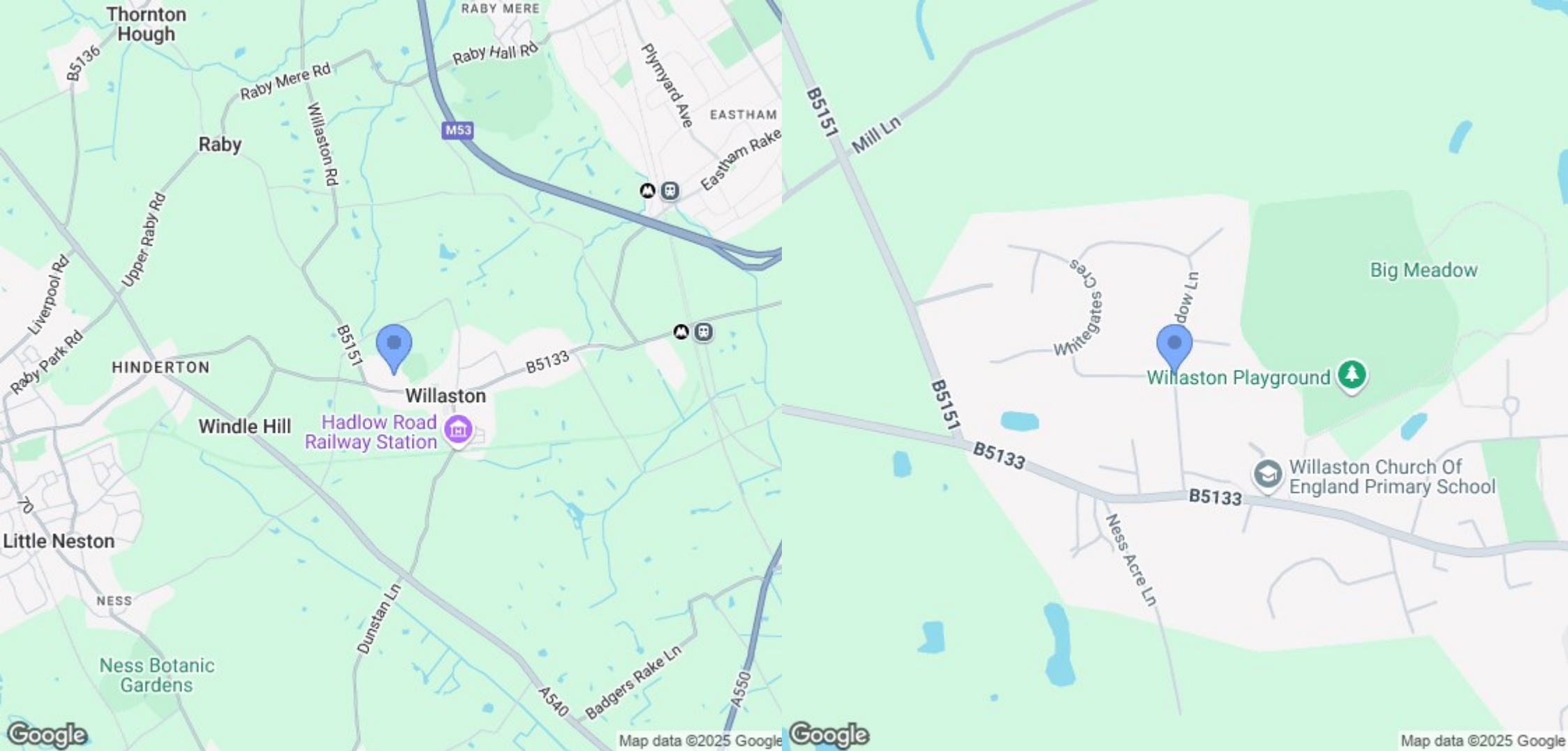
Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 118.5 sq. metres (1275.9 sq. feet)

**16 Meadow Lane, Willaston**





Location Map

# Constables

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