



**Constables**  
SALES & LETTINGS

Denhall Lane

Burton, Neston

£535,000





An outstanding four-bedroom semi-detached residence with breath-taking views and generous living accommodation, set in a sought-after semi-rural location.

Constables is delighted to offer for sale this exceptional semi-detached home situated along the picturesque Denhall Lane on the outskirts of the highly desirable village of Burton. This charming property boasts a rare combination of character, space and outstanding views across open countryside and the Dee Estuary.

The property has been improved in recent years including the replacement of windows and doors (2022), garage door (2022), and oil fired boiler (2018).

Beautifully presented throughout, the accommodation briefly comprises: a spacious living room and a separate reception dining room. Ideal for entertaining, a well-appointed kitchen, which is open to a sitting area that opens out to a beautiful covered veranda. The downstairs accommodation is completed with a utility room, and a downstairs cloakroom/WC. There is also an inner hallway which provides access to the front and rear of the property and has a door to the garage.

To the first floor are four generously proportioned bedrooms, including a principal bedroom with estuary views, and en-suite shower room. There is also a well-appointed family bathroom.

Externally, the property continues to impress. To the rear is a superb south-west facing garden – a fantastic size and perfect for families, outdoor dining or simply enjoying the stunning sunsets over the estuary. There is also off-road parking for multiple vehicles and a garage.

Located in a tranquil yet convenient position, this property offers easy access to local amenities, excellent schools, and transport links – all while enjoying the peace and charm of its semi-rural setting.

A rare opportunity to acquire a beautifully balanced family home in one of Wirral's most desirable locations. Early viewing is highly recommended.





# Constables

SALES & LETTINGS

- Impressive Semi-Detached Property
- Three Reception Rooms
- Beautiful Landscaped Garden with Two Storage Sheds
- Four Bedrooms
- Utility Room & Cloakroom
- Off Road Parking & Garage
- Two Bathrooms
- Semi-Rural Location with Views Over the Dee Estuary
- Early Viewing Essential



## Location

The property occupies a sought after position on the outskirts of the village of Burton in South Wirral. The property enjoys a semi-rural location that is peaceful yet accessible.

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

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 North West. 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.

## Accommodation

### Dining Hallway

19'10" x 9'10" (6.06m x 3.01m)

### Lounge

13'1" x 13'5" into alcove (4.01m x 4.11m into alcove)

### Utility Room

6'23'4" x 7'11" (1.90m x 2.42m)

### Cloakroom

### Kitchen-Dining-Living Room

23'0" x 12'2" (7.03m x 3.71m)

## Inner Hallway

### Garage

18'4" x 9'8" (5.59m x 2.95m)

## Landing

### Bedroom One

14'1" x 12'2" (4.31m x 3.72m)

### En-Suite

6'1" x 9'7" max (1.86m x 2.93m max)

### Bedroom Two

10'11" x 13'6" (3.34m x 4.14m)

### Bedroom Three

10'10" x 9'11" (3.32m x 3.03m)

### Bedroom Four

8'9" x 8'10" (2.67m x 2.7m)

### Bathroom

5'7" x 10'11" (1.72m x 3.34m)








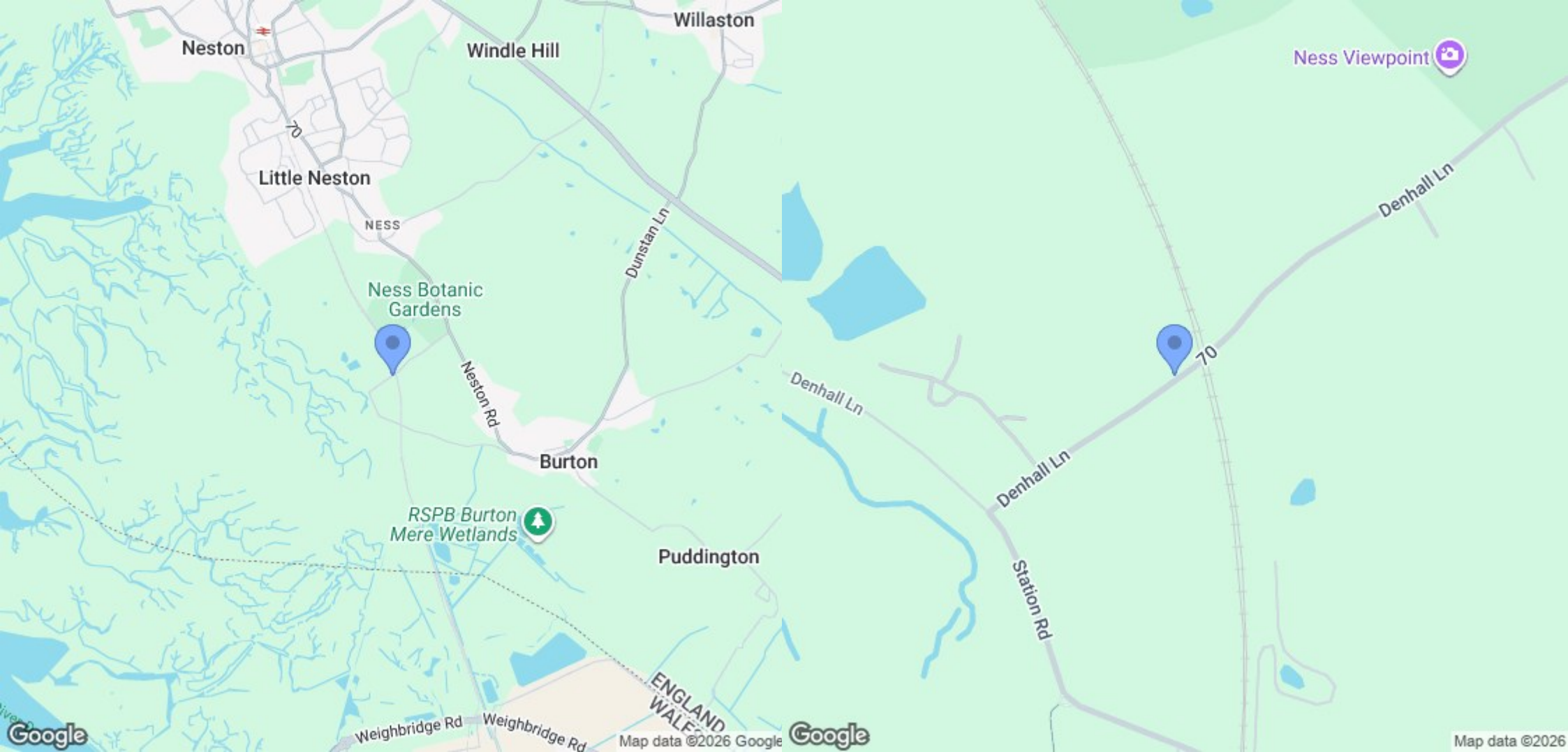


# EPC & Floor Plan

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		
England & Wales	EU Directive 2002/91/EC	







## Location Map



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S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333