



Constables
SALES & LETTINGS

Landican Lane Upton, Wirral

£2,250 Per Month



An outstanding semi-detached farmhouse located in the semi-rural hamlet of Landican. Farm View has been fully renovated to an impeccable standard to provide an incredibly spacious family home.

The property has a good-sized garden with lawn, and paved patio area. Please note: the rent does not include the detached summer house, this may be available by separate negotiation. The property has a driveway for off road parking.

The unfurnished accommodation comprises, entrance hallway with built in storage cupboard and hanging, inner hallway with stairs to first floor. There is an well-appointed kitchen-dining room with and excellent range of units and a range of integrated appliances and there is a separate living room. There is a double bedroom on the ground floor with a walk in wardrobe and an ensuite bathroom. The ground floor is completed by a utility room and additional shower room. On the first floor there are three double bedrooms with built in wardrobes and a bathroom.

This stunning home is available immediately and early viewing is essential.

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- Recently Renovated Farm House
- Four Bedrooms
- Private Garden & Parking
- Available Immediately

- Immaculate Finish Throughout
- Three Bathrooms
- Summer House available by Separate Negotiation

- Unfurnished
- Two Reception Rooms
- Semi-Rural Location

Entrance Hallway

Inner Hallway

Kitchen-Dining Room

17'7" x 24'0" (5.37m x 7.32m)

Living Room

15'1" x 11'11" (4.62m x 3.64m)

Ground Floor Bedroom Four

12'5" x 10'0" (3.81m x 3.05m)

Walk In Wardrobe

En-Suite Bathroom

12'11" x 6'4" (3.95m x 1.95m)

Utility Room

7'9" x 5'10" (2.38m x 1.78m)

Shower Room

7'7" x 7'8" (2.33m x 2.36m)

Landing

Bedroom One

12'7" x 10'8" (3.86m x 3.26m)

Bedroom Two

13'9" into wardrobe x 9'8" (4.20m
into wardrobe x 2.97m)

Bedroom Three

7'3" x 7'11" (2.23m x 2.42m)

Bathroom

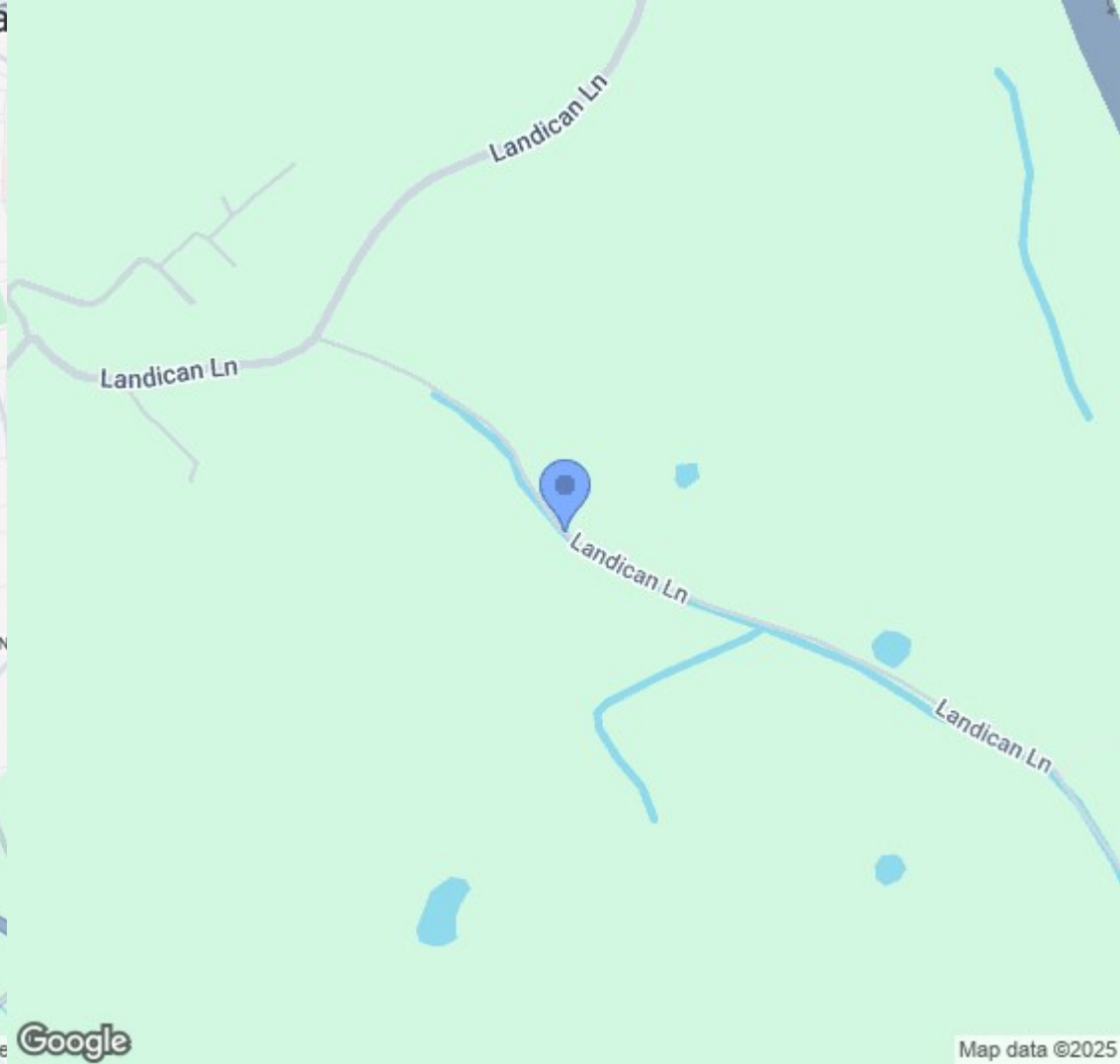
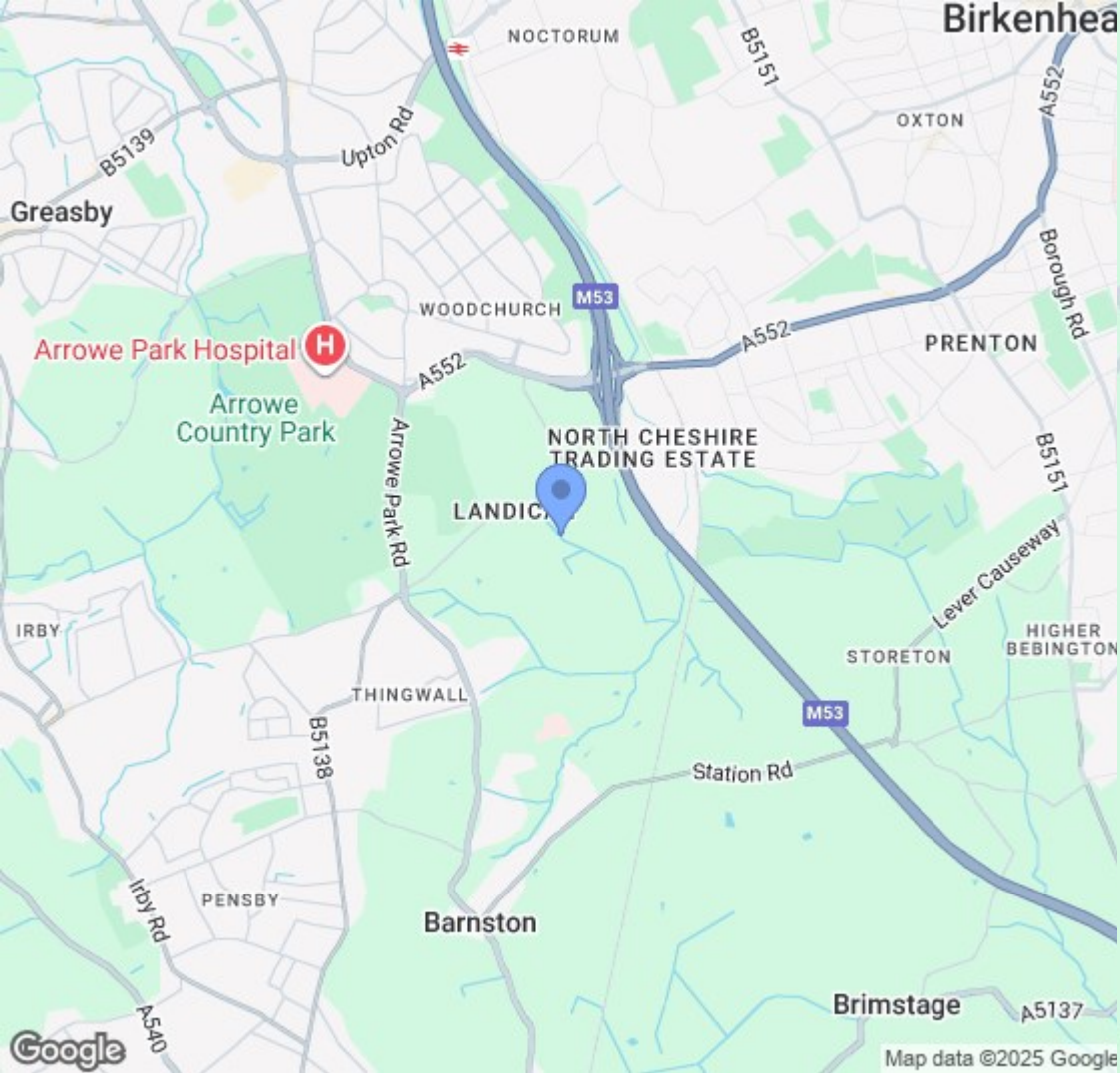
13'10" x 6'7" (4.23m x 2.01m)





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

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