




**Constables**  
SALES & LETTINGS

Hadlow Lane

Willaston, Neston

£365,000



A fantastic, modern, semi-detached property located in the heart of Willaston Village in a highly sought after cul-de-sac. The property has been fully refurbished including a new open-plan kitchen-living room at the rear of the property, new bathroom, re-wire, plastered and decorated throughout, new flooring, new cloakroom and new radiators. The accommodation comprises; entrance hallway, cloakroom, separate lounge and an open plan kitchen-living room with breakfast island, integrated double oven, dishwasher and fridge-freezer. On the first floor there are three bedrooms and a modern bathroom. Externally a driveway provides off road parking and leads to the garage. At the rear in an enclosed garden with lawn and paved patio. This impressive home must be seen to be appreciated and early viewing is essential.



# Constables

SALES & LETTINGS

- Refurbished Semi-Detached Property
- Three Bedrooms
- Situated in Willaston Village
- South Facing Rear Garden
- New Open Plan Kitchen-Living Room
- New Bathroom
- Tenure: Freehold
- Separate Lounge
- Sought After Cul-De-Sac Location
- Council Tax Band: D

## Entrance Hallway

### W.C.

3'3" x 3'1" (0.99m x 0.94m)

### Lounge

14'1" x 11'7" (4.29m x 3.53m)

### Kitchen-Living Room

16'11" x 16'5" (5.16m x 5.00m)

### Landing

### Bedroom One

11'11" x 11'8" (3.63m x 3.56m)

### Bedroom Two

10'8" x 9'4" (3.25m x 2.84m)

### Bedroom Three

7'10" x 7'7" (2.39m x 2.31m)


### Bathroom

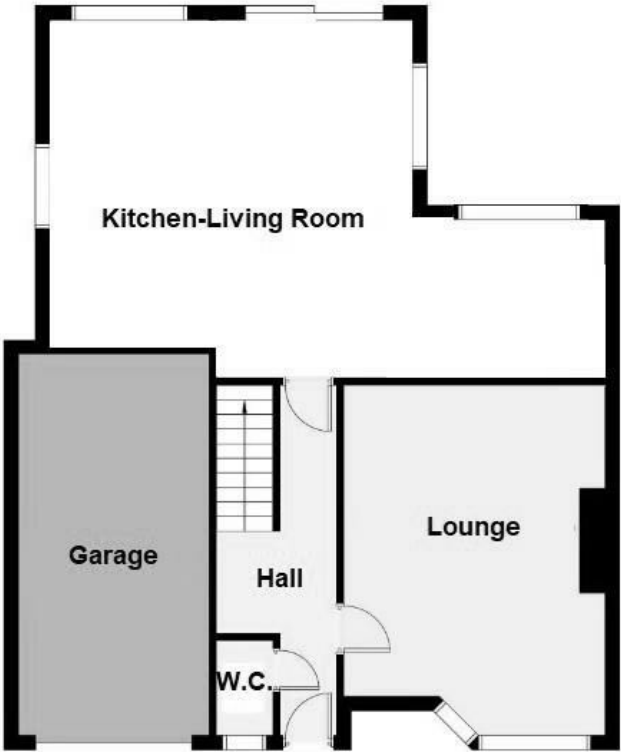
7'12" x 5'4" (2.13m x 1.63m)



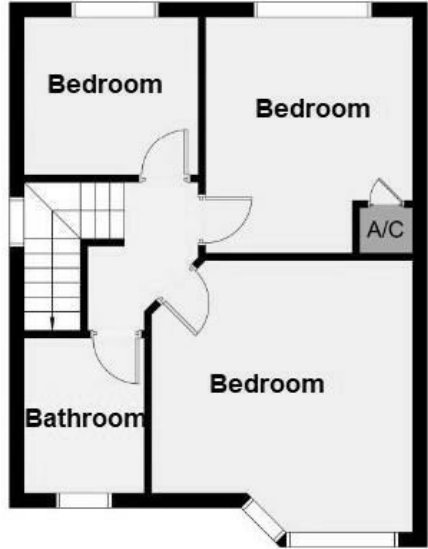


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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 2002/91/EC	

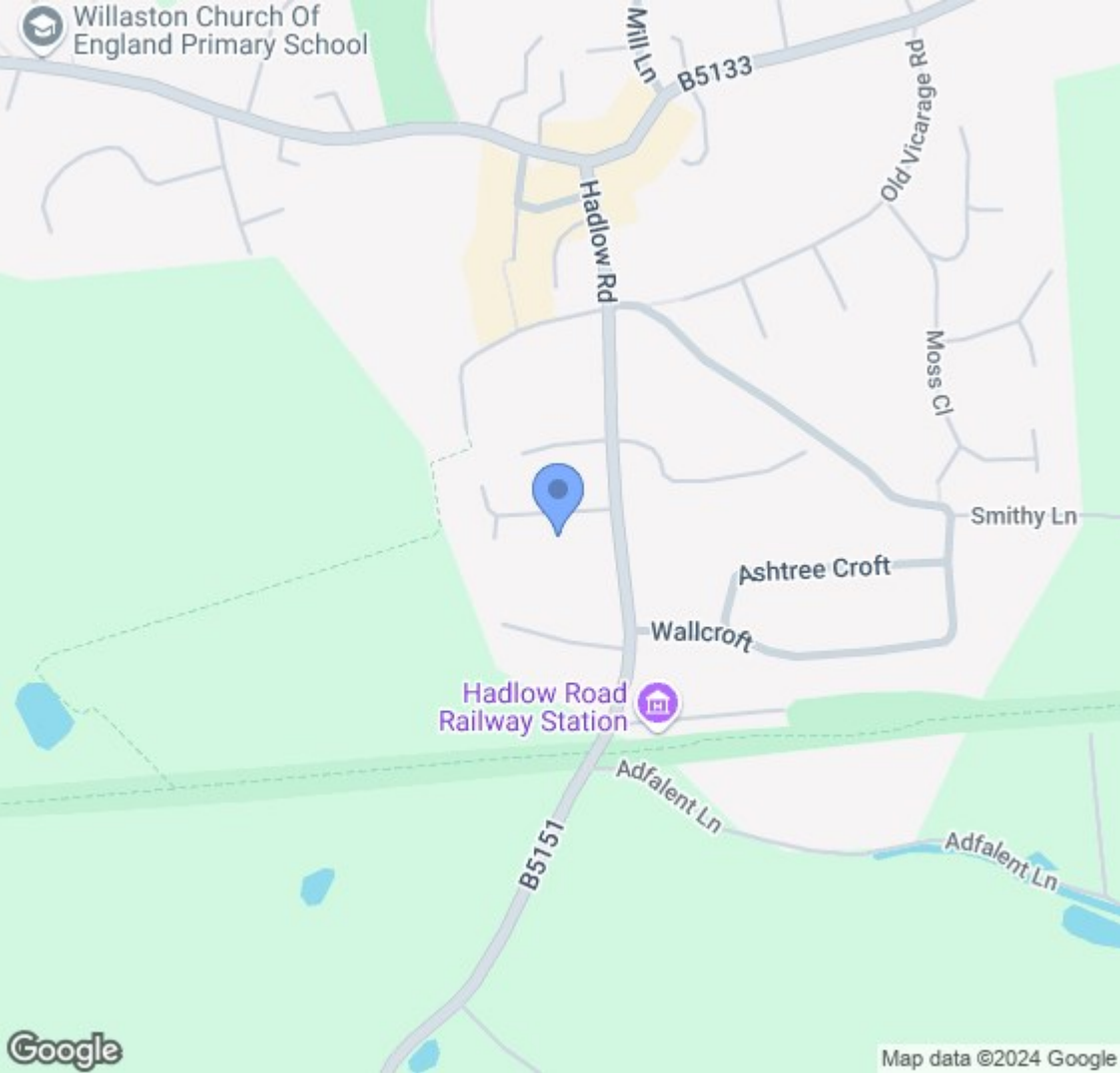
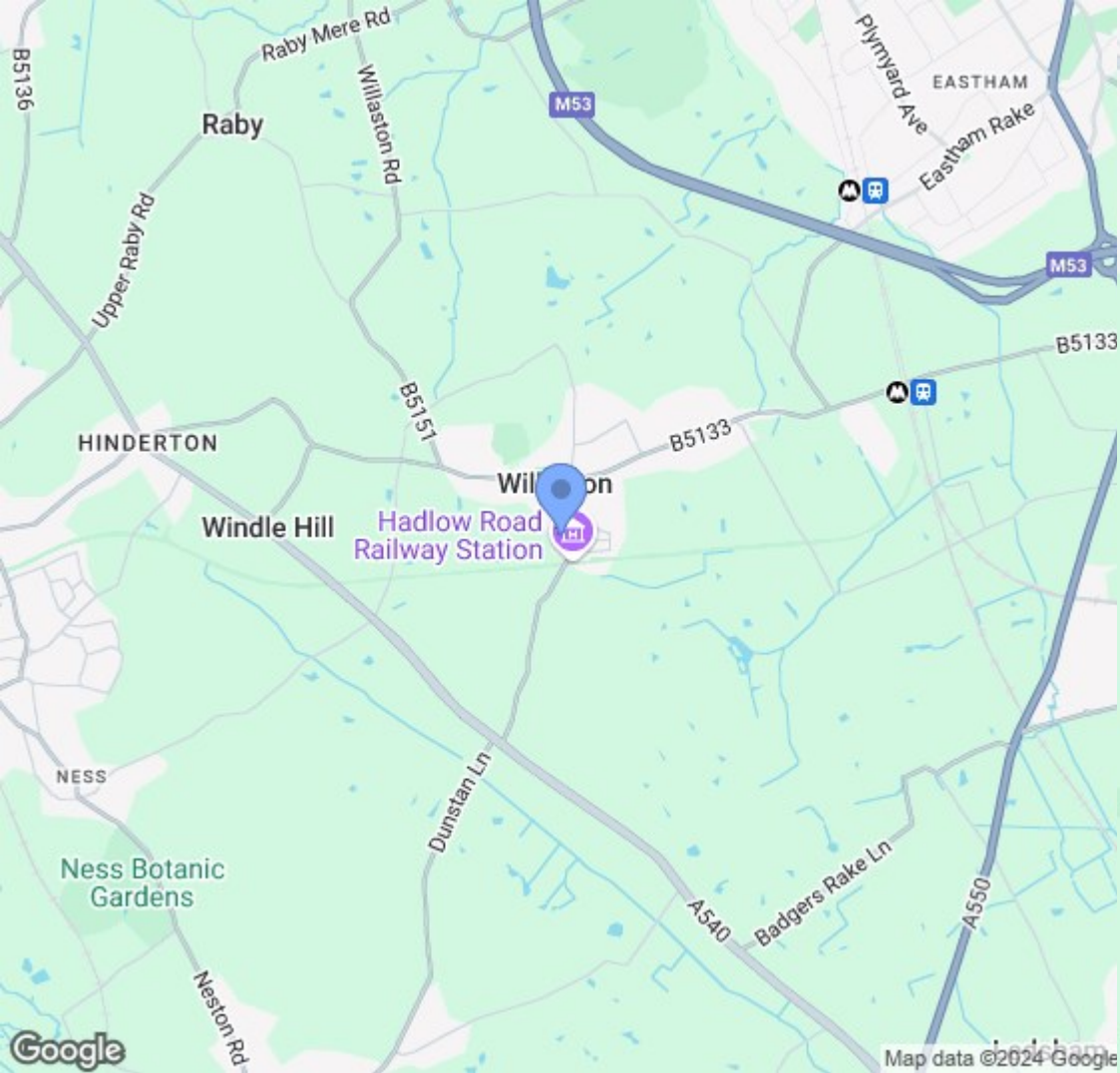


GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Location Map

# Constables

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