



Constables
SALES & LETTINGS

Beech Hey Lane Willaston, NESTON

£450,000

Constables are delighted to offer to the market this exceptionally well presented three bedroom detached property on a very desirable semi rural unadopted road of Willaston. This property offers a spacious amount of square footage in an excellent location with scope to extend for a growing family.

The property briefly comprises, entrance hall with original block flooring, lounge with feature log burner and door out onto rear patio, open plan kitchen / diner with views and double doors out over the garden, to the first floor there are two double bedrooms and a family bathroom and a further large third bedroom to the second floor incorporating the loft space.

Externally to the front of the property there is off road parking for several vehicles and potential to create more parking along with access to the detached garage, the garage has a handy utility extended off the back. To the rear of the property is a large and private 180 degree garden with a patio seating area off the lounge.

This property needs to be viewed to be fully appreciated.





Constables

SALES & LETTINGS

- Three Bedroom Detached
- Large Private South Facing Garden
- No Onward Chain
- Excellent Semi Rural Location
- Off Road Parking
- Detached Garage with Utility Room
- Scope for Extension

Entrance Hall

Lounge

16'3 x 12'11 (4.95m x 3.94m)

Kitchen

10' x 12'8 (3.05m x 3.86m)

Dining Room

6'5 x 11'4 (1.96m x 3.45m)

First Floor

Bathroom

5'10 x 9'8 (1.78m x 2.95m)

Master Bedroom

10'1 x 12'8 (3.07m x 3.86m)

Second Bedroom

10'1 x 10'11 (3.07m x 3.33m)

Second Floor


Third Bedroom

10'9 x 21'8 (3.28m x 6.60m)





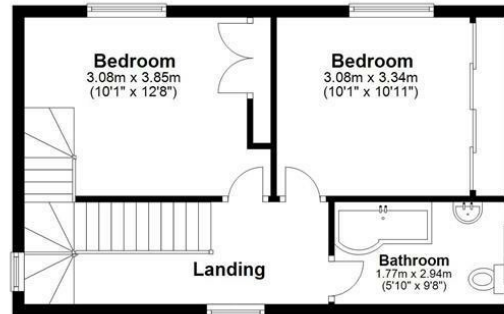
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

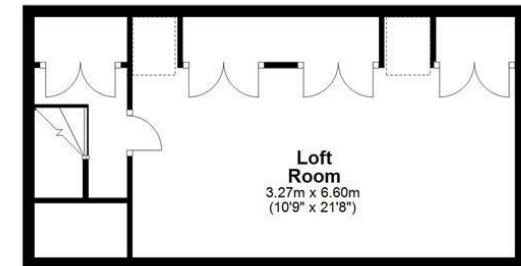
Ground Floor
Approx. 74.8 sq. metres (805.3 sq. feet)



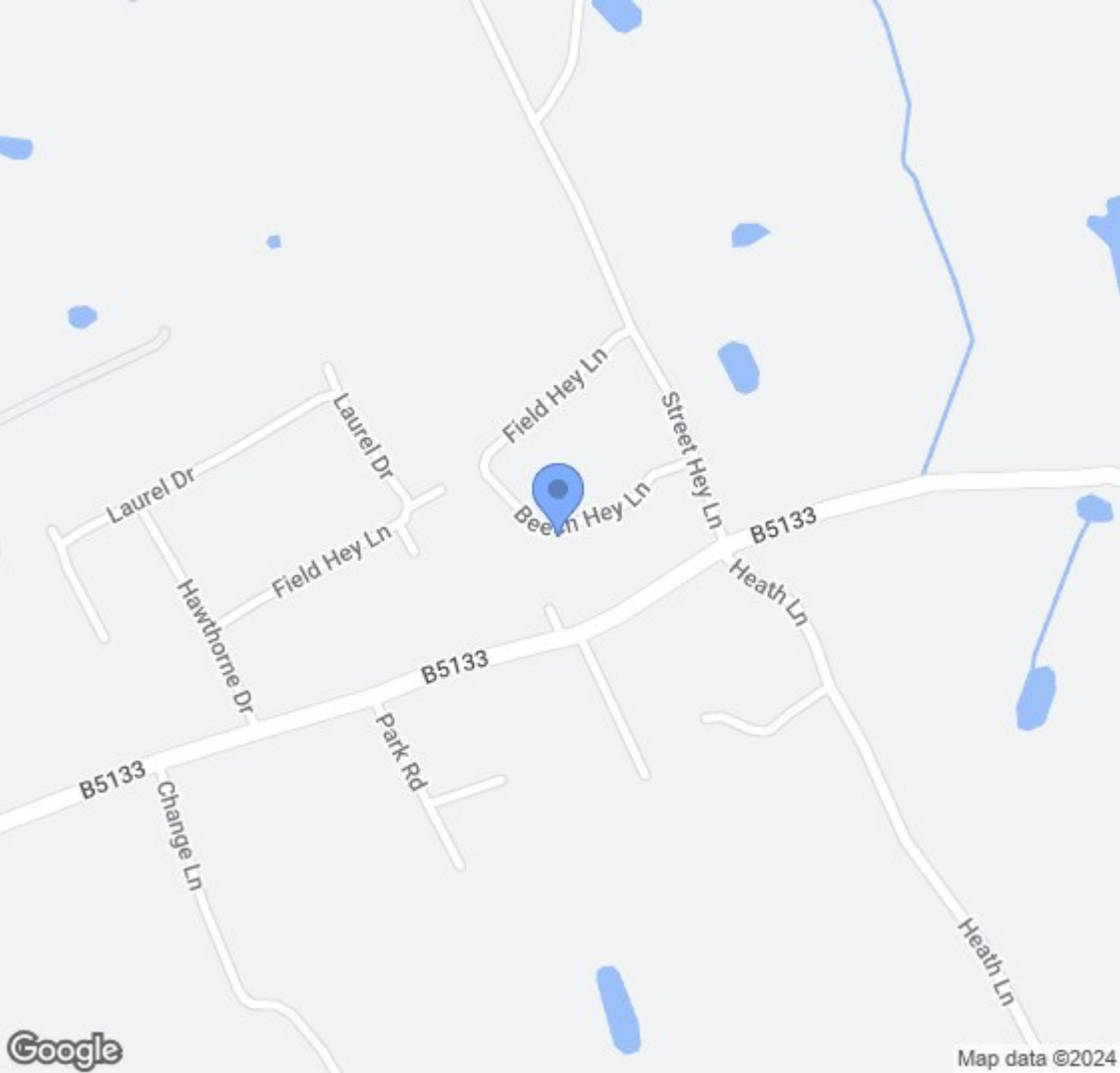
First Floor
Approx. 41.1 sq. metres (442.1 sq. feet)



Loft
Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 150.3 sq. metres (1617.8 sq. feet)
11 Beech Hey Lane, Willaston



Location Map

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