



Energy Efficiency Rating	
Current	Potential
56	64

Environmental Impact (CO ₂) Rating	
Current	Potential

Birkenhead Road, Willaston, Cheshire CH64 1RU



Asking Price £259,995

No Onward Chain - Beautifully Manicured Grounds - Close To Willaston Village

Vista Abode Neston are delighted to offer to the market For Sale this stunning Penthouse two bedroom apartment brimming with charm and character in The Lydiate - an impressive conversion of a 19th century country house with twelve acres of immaculately kept communal grounds. Within the gated grounds are further properties, a lake, a tennis court and a carpark with designated parking bays. The apartment itself offers bright, spacious and versatile living accommodation.

The property has gas central heating and in brief comprises; Communal Entrance and lift, Hallway, Lounge/Diner, Kitchen, Two Bedrooms, Two Bathrooms and two allocated Parking spaces.

This property is simply stunning and must be viewed to appreciate the accommodation on offer.

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Hall

With steps down to the corridor, intercom system, alarm controls, radiator, windows to two elevations;

Lounge 22'10"x16'06" (6.96x5.03)

Windows to two elevations, radiator, double doors opening into the kitchen;

Kitchen / Dining Room 16'6" x 11'03" (5.03 x 3.43)

Wall and base units with granite worktops, granite cut sink with ½ bowl and drainer, mixer tap, integrated appliance's including washing machine, dishwasher, under counter fridge and freezer, electric oven, hob and overhead extractor fan, inset spot lights, storage cupboard housing the combination boiler, windows to three elevations;

Master Bedroom 1 14'10" x 10'0" (max) (4.52 x 3.05 (max))

Velux sky window, radiator, recess leading to the En-Suite;

En-Suite Bathroom

Shower cubicle, with overhead thermostatic shower, wash basin with mixer tap, WC, heated chrome towel rail, tiled floor with underfloor heating and partially tiled walls;

Bedroom 2 14'09"x10'03"(max) (4.50x3.12(max))

Window to the side elevation, three Velux sky lights, radiator, inset spot lights, access to the bathroom;

Bathroom

Jacuzzi bath with overhead thermostatic shower, folding glass screen, WC, wash basin, heated towel rail, inset spot lights, tiled floor and partially tiled walls;

Outside

12 acres of groomed communal gardens, with the benefit of a single tennis court, access to the grounds are via electrically operated gates. There are two allocated parking spaces.

Directions

From The Green at Willaston Village proceed out along Neston Road, turn right into Birkenhead Road, and The Lydiate will be found a short distance down on the left hand side.

