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**Vista Abode**  
sales & lettings



**1 Ashtree Farm Court, Willaston, Cheshire CH64 2XL  
Offers In The Region Of £280,000**

Sold with no onward chain Vista Abode are delighted to offer this well presented 3 Bedroom Semi Detached property located in the heart of Willaston Village, presents an excellent opportunity for families and individuals alike.

Upon entering, you will find a small downstairs toilet, a spacious lounge area, the presence of a fireplace and separate reception room off to the right of the entrance hallway, creating an ideal space for entertaining guests or enjoying family gatherings. The two well-appointed reception rooms offer versatility, allowing you to tailor the space to your needs, whether it be work from home space or playroom.

To the first floor there are three bedrooms, including two generously sized doubles, a single and family bathroom.

Step outside, and you'll find a beautiful paved rear garden that enjoys sunshine throughout the day. To the front, the property features parking for up to three vehicles, and a separate large garage.

In summary, this semi-detached house at Ashtree Farm Court is a wonderful opportunity for families looking for a comfortable and spacious home.

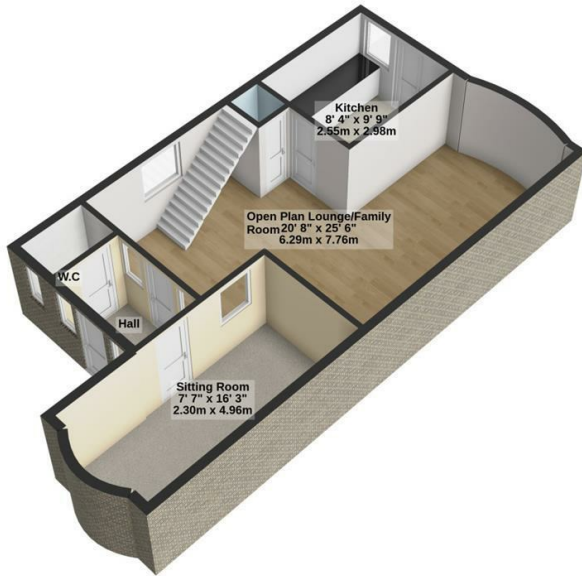
The beautiful village of Willaston is a perfect rural location that has excellent transport links. There are also an abundance of amenities including pubs, cafes and boutique shops is a stone's throw away



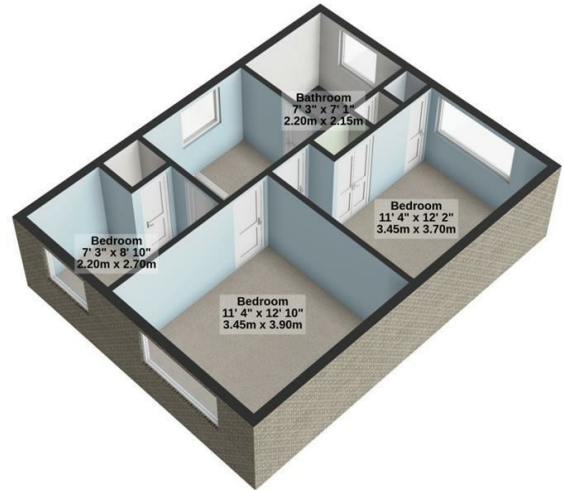




GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



FIRST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



#### ASHTREE FARM COURT, WILLASTON

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	