



Broadlake, Willaston, Cheshire CH64 2XB

- Impressive Extended Four Double Bedroom Detached Residence
- Well Appointed and Presented Family Living Accommodation
- Four Double Bedrooms and a Three Piece Family Bathroom
- Beautifully Landscaped South West Facing Enclosed Garden
- Quiet Cul-de-sac in the Picturesque, Semi Rural Area of Willaston
- Hallway, Lounge, Dining Room, Kitchen, Utility and Shower Room
- Ample Off Road Parking and a Detached Double Garage
- Close to Amenities, Transport Links and Excellent Schools



£425,000















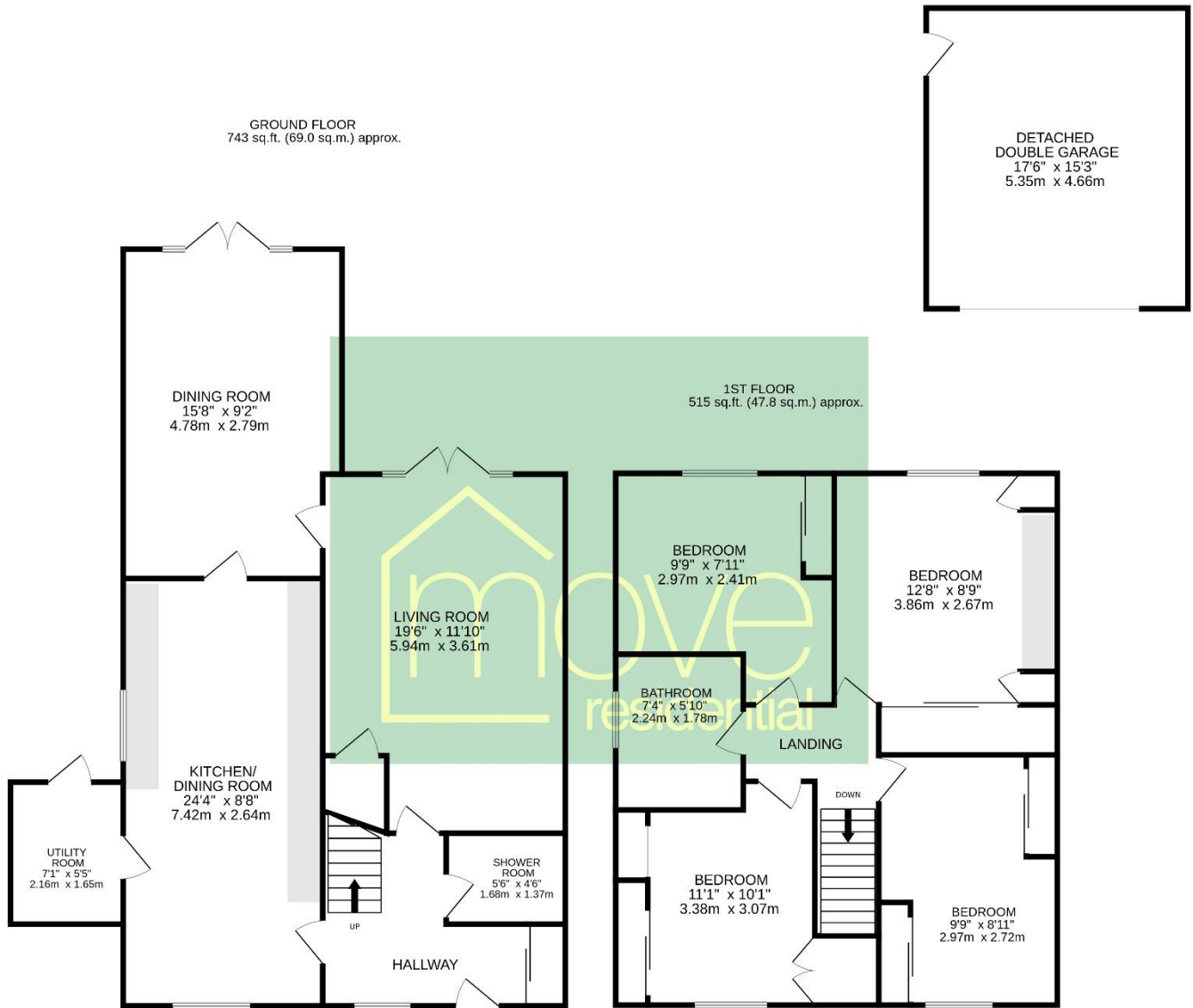


Description

Impressive, extended four double bedroom detached family residence located in the picturesque, semi rural area of Willaston. Immaculately presented with a neutral décor throughout, this superb home offers well planned accommodation with generous room proportions which must be viewed to be appreciated in full. In brief you have a welcoming hallway with storage cupboard and downstairs shower room. Spacious 20ft lounge with patio doors leading to the delightful rear garden. Large dining room with patio doors to the garden and an impressive fitted kitchen diner, complete with a comprehensive range of wall and base units with contrasting work tops and utility room off. To the first floor you have four double bedrooms all with fitted storage/wardrobes and a family bathroom. Further benefiting from ample off road parking leading to a detached double garage with power and electric door. Lawned front garden with hedged boundary and to the rear a generous sized and beautifully landscaped garden with patio and lawned areas perfect for entertaining or relaxing.

Willaston is a delightful semi rural area with local transport links taking you into the neighbouring towns of Neston, Parkgate and throughout the Wirral. With Hooton Train Station a short distance away offering parking and fast links through to Liverpool and Chester along with the M53 and M56 motorways being within easy reach. Local shops and amenities can be found within Willaston, including a delicatessen, cafés, bakery and gift shop. You also have a wide selection of sporting facilities nearby including the well-known Parkgate Club which also offers cricket, tennis and hockey, Wirral rugby club at Clatterbridge and several golf courses locally including Royal Liverpool and Heswall. Schooling is well catered for with primary schools in Neston, Willaston, Thornton Hough and Heswall and a choice of both state and private secondary schools nearby including West Kirby, Calday and Wirral Grammar, Birkenhead and The King's and Queen's Schools in Chester.

Floor Plan



TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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EPC Summary

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.