



## Hooton Road, Willaston, Cheshire CH64 1SE

- Imposing and Substantial Four Bedroom Detached Residence
- Nestled in an Extensive Plot in the Picturesque Area of Willaston
- Hallway, W.C, Two Large Reception Rooms, Fitted Kitchen and Study
- Long Driveway, Detached Garage and Separate Home Office/Annexe
- Handsome Property Offering Spacious and Versatile Accommodation
- Seamlessly Blending Period Features with Contemporary Living
- Four Sizeable Bedrooms, Snug/Nursery, En Suite and Four Piece Bathroom
- Beautifully Manicured Grounds - Viewing Strongly Recommended



Guide Price £1,000,000











































































## Description

Handsome four bedroom Edwardian detached residence nestled in an extensive plot in the picturesque and semi rural area of Willaston is presented to the sales market by Move Residential. Renovated to seamlessly blend period features with modern living, offering spacious and versatile family living accommodation. Enjoying well proportioned rooms with high ceilings all flooded with natural light courtesy of the large windows, a closer inspection is strongly recommended to appreciate this home in full.

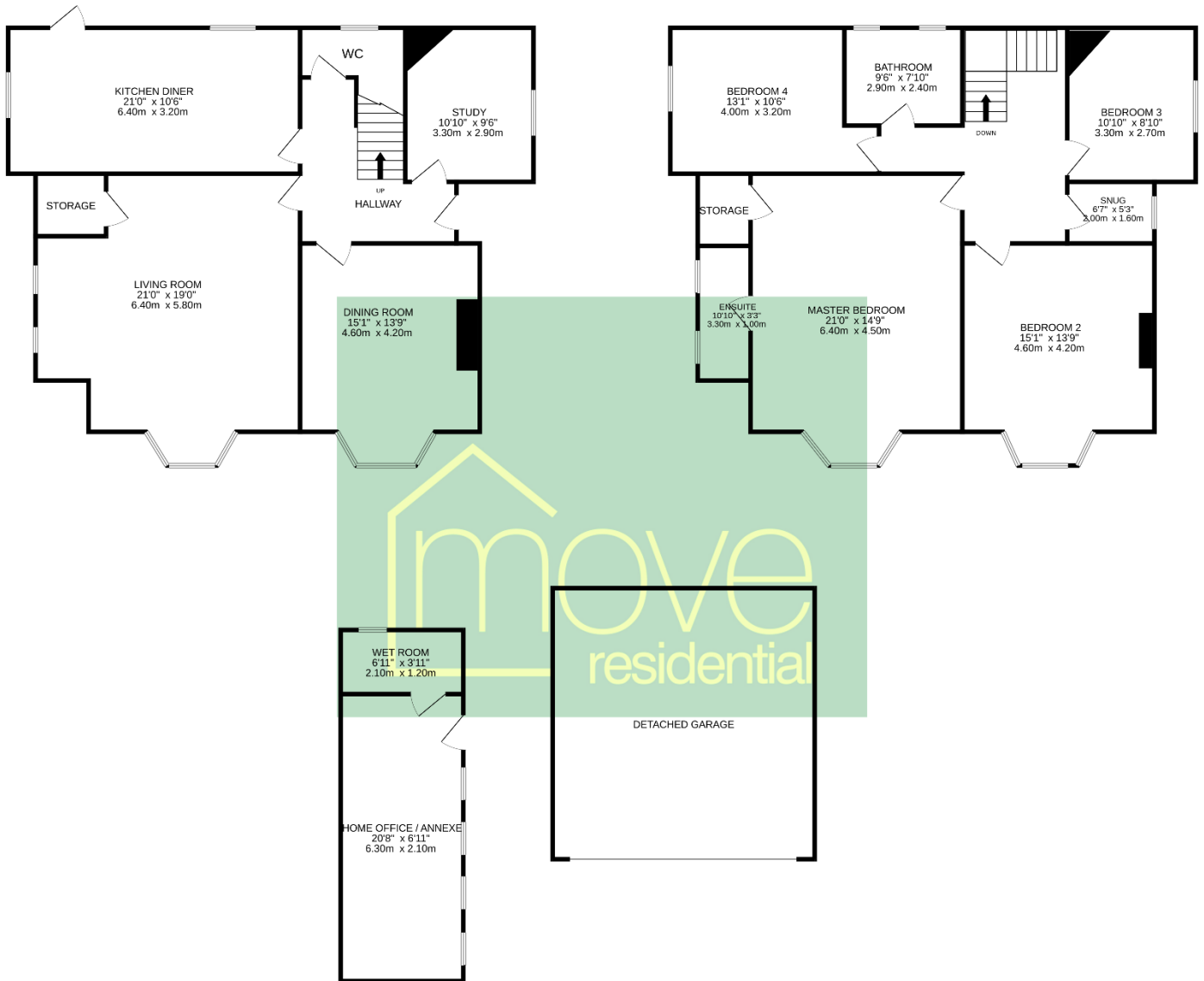
In brief you have a welcoming hallway, with original Edwardian tiled floor and downstairs W.C. Generous sized lounge with bay window and feature AGA multifuel burner built into a recess with seating. Dining room with further bay window and feature fireplace and a study/snug. Completing the ground floor you have a well fitted kitchen comprising a range of wall and base units with complimentary Quartz work tops and integrated appliances including a coffee machine, combi microwave, washing machine, tumble dryer and other Fisher Paykel appliances. To the first floor you have a large master bedroom with en suite shower room, three further good sized bedrooms, snug/nursery and a modern four piece family bathroom. A Bosch combi boiler is located in the loft accessed via pull down ladders from the landing.

Set back from the road with a long driveway leading to a large detached garage with boarded loft space, behind this you have a detached home office/annexe with wet room, a useful space with power, heating and light. The grounds encapsulate this home perfectly, generous in size with sweeping lawns, patio areas with pizza area/gazebo with log stores, the garden is flanked by mature trees and shrubs. 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.



GROUND FLOOR  
981 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR  
1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 2154sq.ft. (200.1 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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Site Map





## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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.