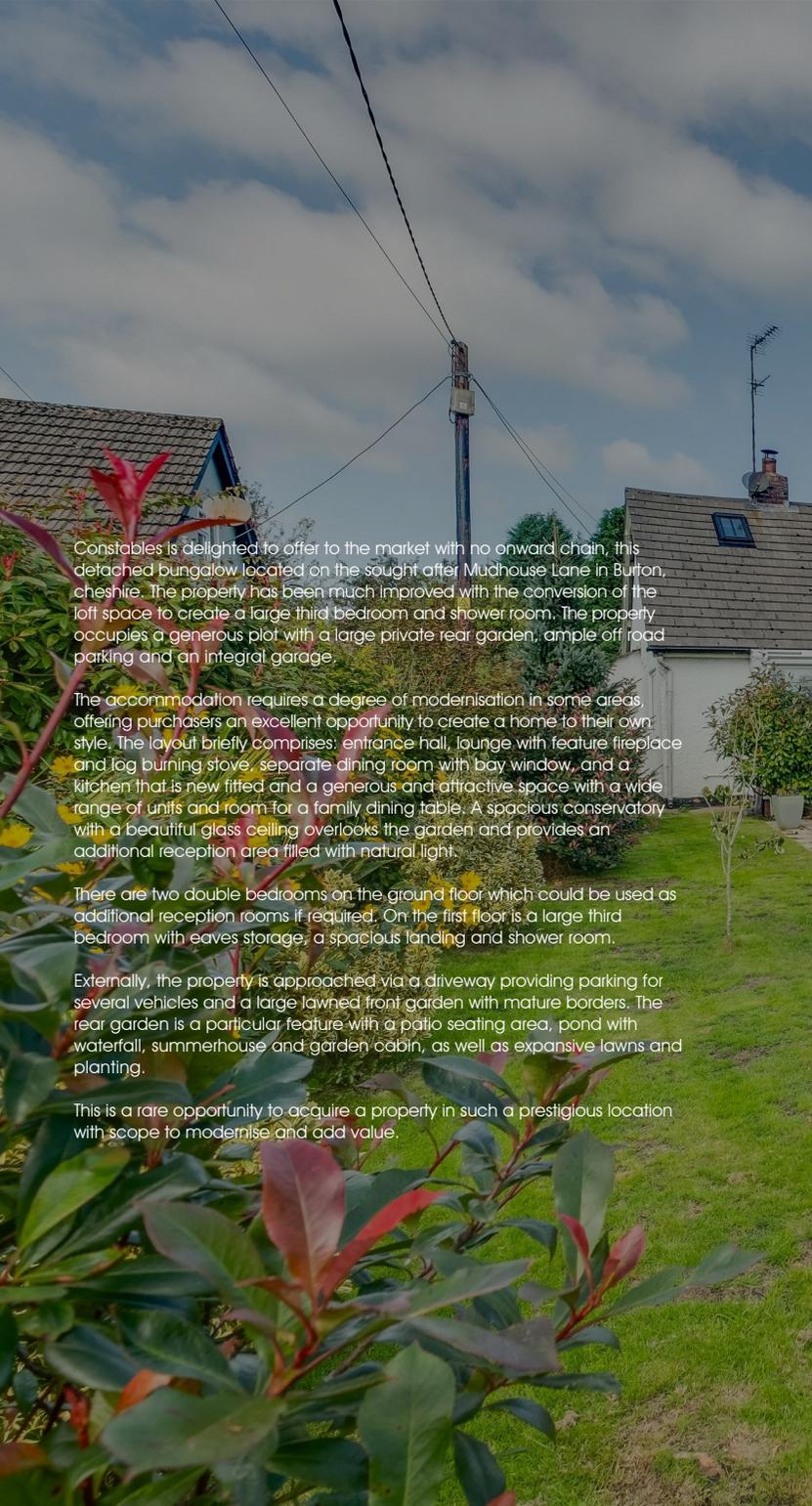




Constables
SALES & LETTINGS

Mudhouse Lane, , Burton

£595,000



Constables is delighted to offer to the market with no onward chain, this detached bungalow located on the sought after Mudhouse Lane in Burton, Cheshire. The property has been much improved with the conversion of the loft space to create a large third bedroom and shower room. The property occupies a generous plot with a large private rear garden, ample off road parking and an integral garage.

The accommodation requires a degree of modernisation in some areas, offering purchasers an excellent opportunity to create a home to their own style. The layout briefly comprises: entrance hall, lounge with feature fireplace and log burning stove, separate dining room with bay window, and a kitchen that is new fitted and a generous and attractive space with a wide range of units and room for a family dining table. A spacious conservatory with a beautiful glass ceiling overlooks the garden and provides an additional reception area filled with natural light.

There are two double bedrooms on the ground floor which could be used as additional reception rooms if required. On the first floor is a large third bedroom with eaves storage, a spacious landing and shower room.

Externally, the property is approached via a driveway providing parking for several vehicles and a large lawned front garden with mature borders. The rear garden is a particular feature with a patio seating area, pond with waterfall, summerhouse and garden cabin, as well as expansive lawns and planting.

This is a rare opportunity to acquire a property in such a prestigious location with scope to modernise and add value.



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- Three Bedroom Detached Property
- Two Bathrooms
- Fantastic Plot
- No Onward Chain

- Two Reception Rooms
- Converted Loft Space in to a Bedroom & Shower Room
- Large Driveway, Garage & Workshop

- Recently fitted kitchen
- Two further double bedrooms
- Potential for Improvement

Location

Hedgerow is situated a short distance from Burton Village which is regarded as one of the most popular villages in South Wirral, Cheshire. The property enjoys an extremely private location and is accessed along a private lane of Neston Road. Burton Village itself offers an attractive church, village hall, cricket & tennis club and small coffee shop with the larger towns of Neston and Heswall approximately 3 and 7 miles distant respectively which offer a full range of services including high street banks, retailers and supermarkets. From Burton there are many scenic walks and footpaths with National Trust Woodland close by. Despite the private position, Hedgerow remains accessible for all areas of commerce throughout the North

West being within daily travelling distance of Chester, Liverpool & Manchester.

On the recreational front the Wirral is home to several golf courses notably Royal Liverpool at Hoylake, Caldy and Heswall. There is a leisure centre on the edge of Neston, sailing on the Dee Estuary and marine lake at West Kirby and hockey, tennis, squash and cricket available at Neston Cricket Club. Schooling is well catered for in the area with primary schools in Burton, Willaston & Thornton Hough and grammar schools including Caldy & West Kirby; Complemented by several independent schools nearby including The Kings & Queens Schools in Chester and Birkenhead School.

Communications

The property benefits from good road communications being within a short distance of the Chester High Road allowing for access across the Wirral and to Chester & North Wales. For travel further afield there is a 2hr inter-city rail service from Chester to London Euston via Crewe with a link from Hooton which also offers a service into Liverpool Lime Street and Chester. For international travel both Liverpool and Manchester are served by international airports being 22 & 36 miles respectively.

Entrance Hall

Lounge

10'11 x 13'5 (3.33m x 4.09m)

Dining Room

11'11 x 9'7 (3.63m x 2.92m)

Kitchen

11'4 x 14'9 (3.45m x 4.50m)

Master Bedroom

10'11 x 13'5 (3.33m x 4.09m)

Second Bedroom / Study

11'11 x 12'1 (3.63m x 3.68m)

Conservatory

11'4 x 18'6 (3.45m x 5.64m)

First Floor

Third Bedroom

13'4 x 18'10 (4.06m x 5.74m)

Second Bathroom

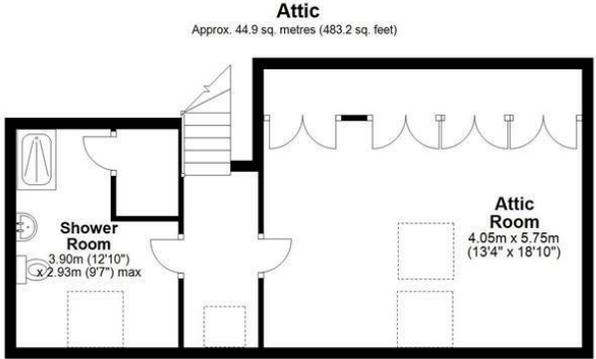
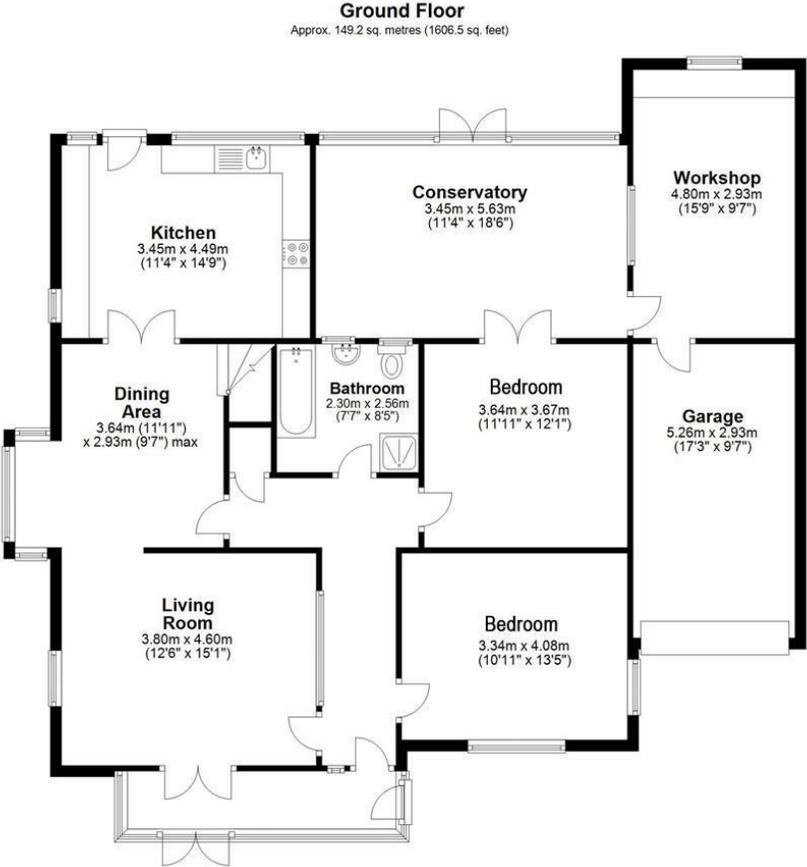
12'10 x 9'7 (3.91m x 2.92m)





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		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 194.1 sq. metres (2089.7 sq. feet)
Hedgerow, Mudhouse Lane, Burton, Neston



Location Map

Constables

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