



**Constables**  
SALES & LETTINGS

Hooton Road

Willaston, Neston

£395,000



An exceptional and beautifully presented 1930s semi-detached family home, offering far more than first meets the eye, set within the ever-popular village of Willaston, Cheshire.

This substantial home occupies a prime position within easy reach of Willaston's local amenities, highly regarded schools and everyday conveniences, while also enjoying easy access to scenic countryside walks and open green spaces — perfect for families, dog walkers and those seeking a balanced village lifestyle. Excellent road and transport links further enhance the appeal, making this an ideal location for commuters and those who enjoy both village life and wider connectivity.

Significantly extended and comprehensively improved in recent years, the property now offers generous, flexible accommodation that belies its semi-detached appearance and represents outstanding value for money at this price point. Period character has been thoughtfully retained, with original features such as wood block flooring and feature fireplaces sitting seamlessly alongside modern finishes and upgrades.

Recent improvements include a newly laid driveway, stylish ground floor shower room and first floor bathroom, updated flooring and décor, a newly installed boiler (2023) and upgraded electrics — ensuring the home is as practical as it is attractive.

Properties of this size, quality and location are rarely available and early viewing is highly recommended to fully appreciate the lifestyle on offer.





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SALES & LETTINGS

- Significantly Extended 1930s Home
- Two Bathrooms
- New Driveway
- Highly Sought After Location in Willaston Village
- Four Bedrooms (including ground floor extension)
- Low Maintenance Rear Garden
- Three Reception Rooms
- Stylish Kitchen-Diner & Utility Room
- Early Viewing Recommended.



## Accommodation

The accommodation begins with a welcoming reception hallway leading to the first floor. To the front is a charming formal lounge with open fireplace and original wood block flooring, while a cosy snug offers a second open fire and double doors opening into a delightful sun room overlooking the garden — an ideal space for relaxation throughout the year. To the rear, the spacious kitchen-dining room provides a true hub of the home, well-appointed with a range of units, wooden worktops, space for a range cooker and doors opening directly onto the garden. A useful utility room sits just off the kitchen. Completing the ground floor is a stylish shower room and a versatile fourth bedroom, equally suited as a home office, playroom or guest room.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the newly created driveway provides ample off-road parking. The rear garden has been designed with low maintenance in mind, featuring paved

and decked seating areas, raised planted beds, gravel and lawn areas, along with a storage shed — ideal for both entertaining and family life.

## Location

The property is located in a highly sought after area and is situated within walking distance of the sought after village of Willaston which provides a comprehensive range of local services for everyday needs including convenience store, café, deli, bakery, two village pubs, doctor and dentist surgeries and a primary school. Heswall and Neston are the nearest towns which provide a wider choice of shopping together with high street banks and supermarkets. The property is also conveniently placed for Chester and Liverpool which offer a wide range of shopping, schooling and leisure facilities.

There is a well-regarded primary school in Willaston together with several grammar schools in Wirral including West Kirby, Calday and Wirral complemented by various independent schools nearby including Birkenhead and The Firs and Kings and Queen's schools in Chester.

On the recreational front there is a variety of sporting activities in the area including sailing and windsurfing on the Marine Lake and Dee Estuary, golf clubs at Caldy, Heswall and Royal Liverpool at Hoylake. Rugby at Caldy and on the edge of Thornton Hough and The Neston Club offers cricket, hockey, tennis and squash.

## Communications

The property benefits from excellent road communications being 3 miles from the M53 motorway which provides fast access to Liverpool and Chester and connects with the national motorway network including the M56 for travel to Manchester. There is a rail link from Hooton and Eastham Rake to Liverpool & Chester from which there is a sub 2hr intercity service to London Euston and both Liverpool and Manchester are served with international airports. Approximate distances: Chester 10 miles. Liverpool 10 Miles. Manchester 43 miles.

## Porch

## Entrance Hall

## Living Room

15'1 x 12'7 (4.60m x 3.84m)

## Lounge

11'11 x 11'7 (3.63m x 3.53m)

## Sun Room

10'11 x 11'7 (3.33m x 3.53m)

## Kitchen-Dining Room

16'9 x 14'6 (5.11m x 4.42m)

## Utility Room

## Shower Room

## Study/Bedroom Four

14 x 6'1 (4.27m x 1.85m)

## First Floor

## Master Bedroom

12'11 x 11'7 (3.94m x 3.53m)

## Second Bedroom

11'11 x 11'7 (3.63m x 3.53m)

## Third Bedroom

9'8 x 7 (2.95m x 2.13m)

## Bathroom

6'4 x 7'2 (1.93m x 2.18m)




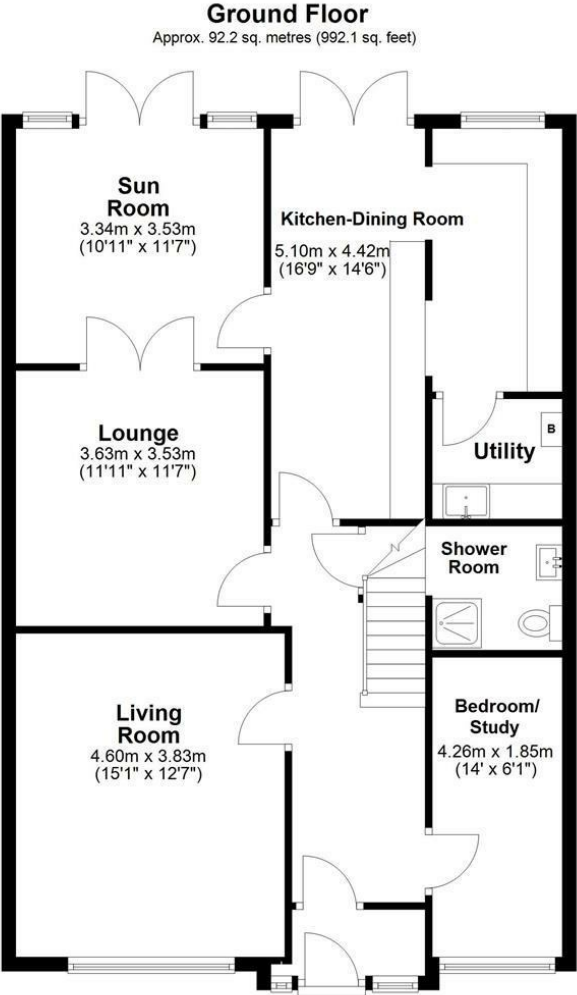




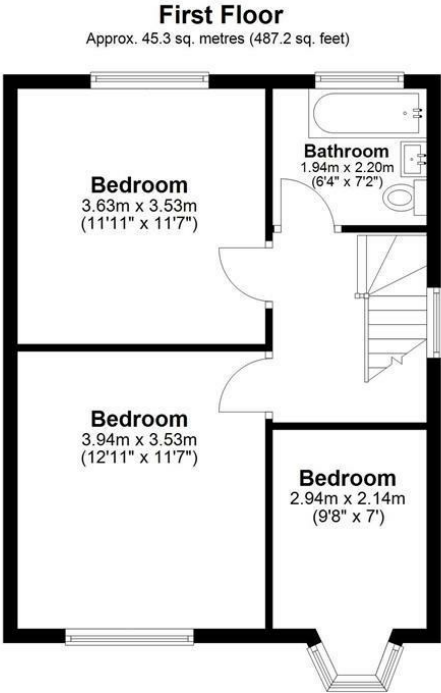


# EPC & Floor Plan

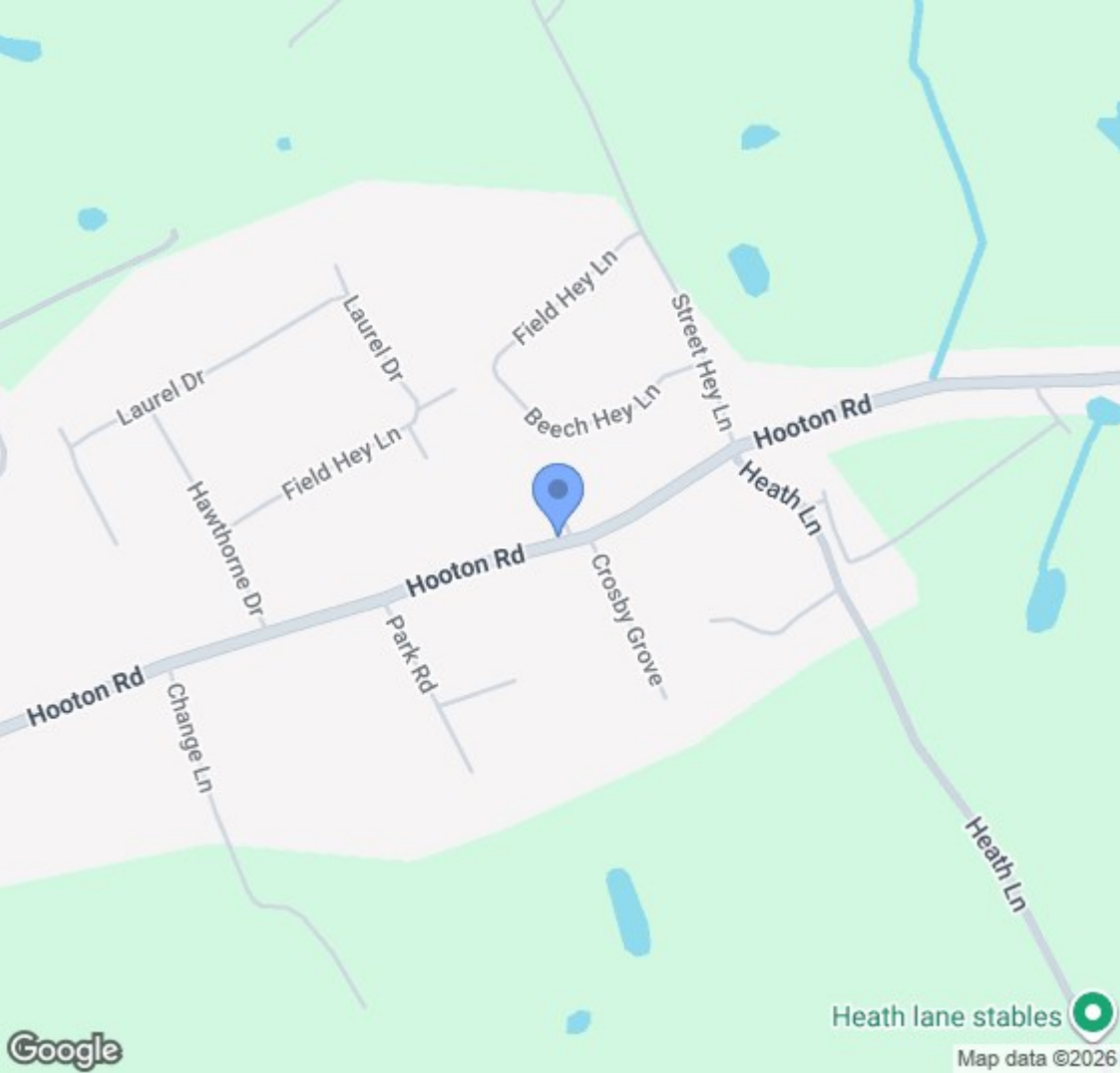
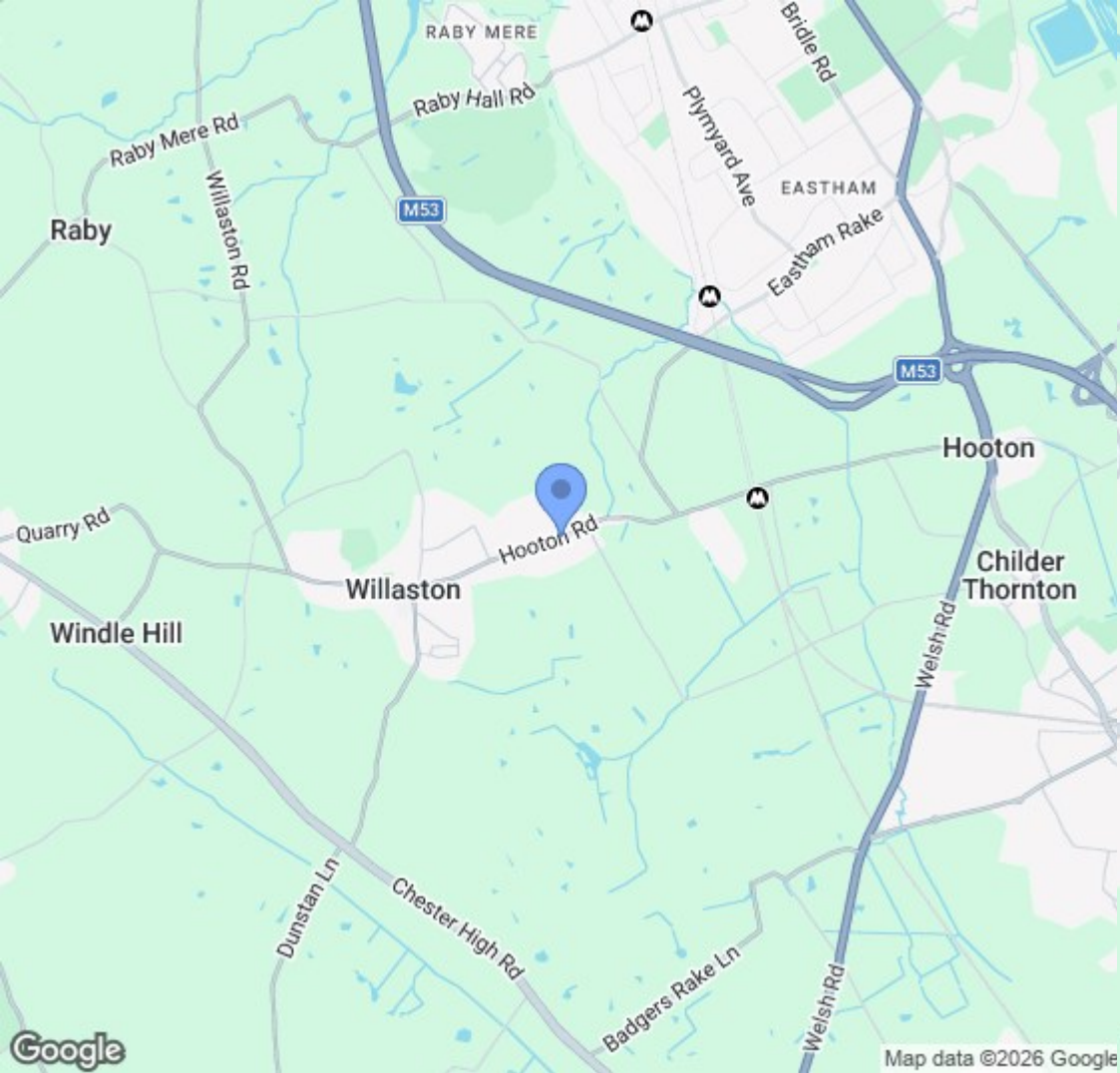
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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







Location Map



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