



Constables
SALES & LETTINGS

Smithy Lane

Willaston, Neston

£500,000



Constables is delighted to offer for sale this spacious detached bungalow located in the heart of Willaston Village along a private road off Hadlow Road.

The property offers incredibly versatile accommodation making it appealing to a number of different buyers including those downsizing, the family buyer or those looking for multi-generational living.

The property is set back from the road with a large driveway leading to the garage and a front lawn. You enter the property through the porch into a welcoming entrance hallway. To the right of the hallway is the main living room with a fireplace, and an open plan kitchen-dining room. Off the living room is a conservatory which opens to the garden and provides access to the utility room, cloakroom and workshop and garage. To the left of the hallway there are three good-sized bedrooms and a Jack-and-Jill bathroom. There are stairs off the utility room which lead up to the loft where there are two rooms and a large loft space. This area of the property has independent access which would allow for the conversion to a self-contained suite.

At the rear of the property is a low maintenance garden which provides a peaceful retreat that is easy to maintain.

This impressive property must be seen and early viewing is recommended.



THE ANVIL

Constables

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- Substantial detached bungalow
- Private road location in desirable Willaston village
- Spacious open-plan kitchen, dining area and bright conservatory
- Three main bedrooms plus additional annex bedroom
- Jack and Jill bathroom with four-piece suite
- Generous driveway, garage with workshop

Location

Willaston 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.

Porch

5'5 x 5'0 (1.65m x 1.52m)

Lounge

13'11 x 12'4 (4.24m x 3.76m)

Kitchen / Diner

15'6 x 18'7 (4.72m x 5.66m)

Conservatory

11'9 x 8'1 (3.58m x 2.46m)

Annex Kitchen

9'6 x 9'6 (2.90m x 2.90m)

Annex Downstairs W/C

3'6 x 2'11 (1.07m x 0.89m)

Annex Lounge

10'6 x 9'2 (3.20m x 2.79m)

Master Bedroom

13'10 x 9'11 (4.22m x 3.02m)

Second Bedroom

12'11 x 9'11 (3.94m x 3.02m)

Third Bedroom

10'10 x 9'10 (3.30m x 3.00m)

Annex Fourth Bedroom

11'8 x 7'9 (3.56m x 2.36m)

Bathroom

9'10 x 6'9 (3.00m x 2.06m)

Workshop

17 x 6'9 (5.18m x 2.06m)

Garage

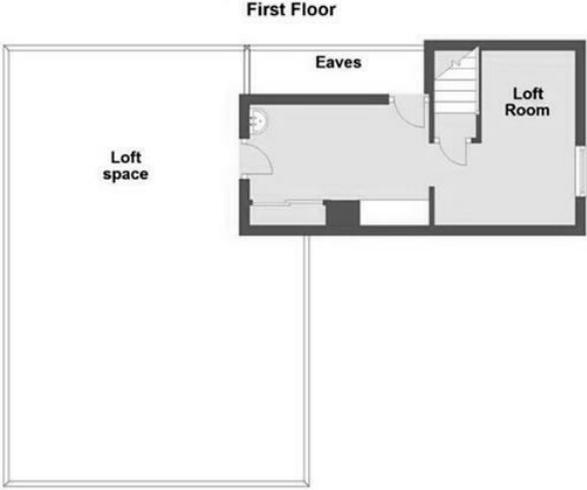
15'10 x 9'10 (4.83m x 3.00m)



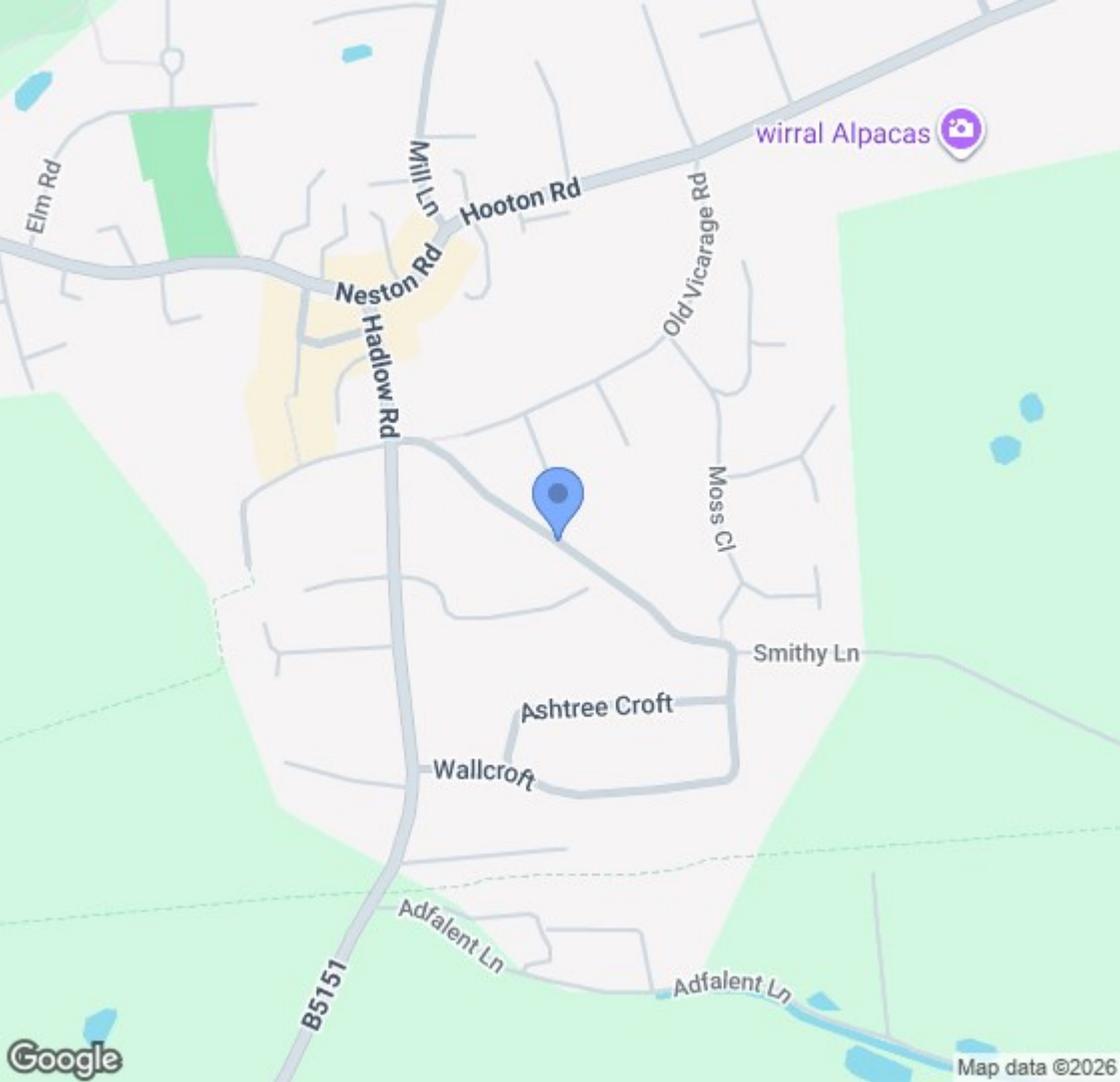
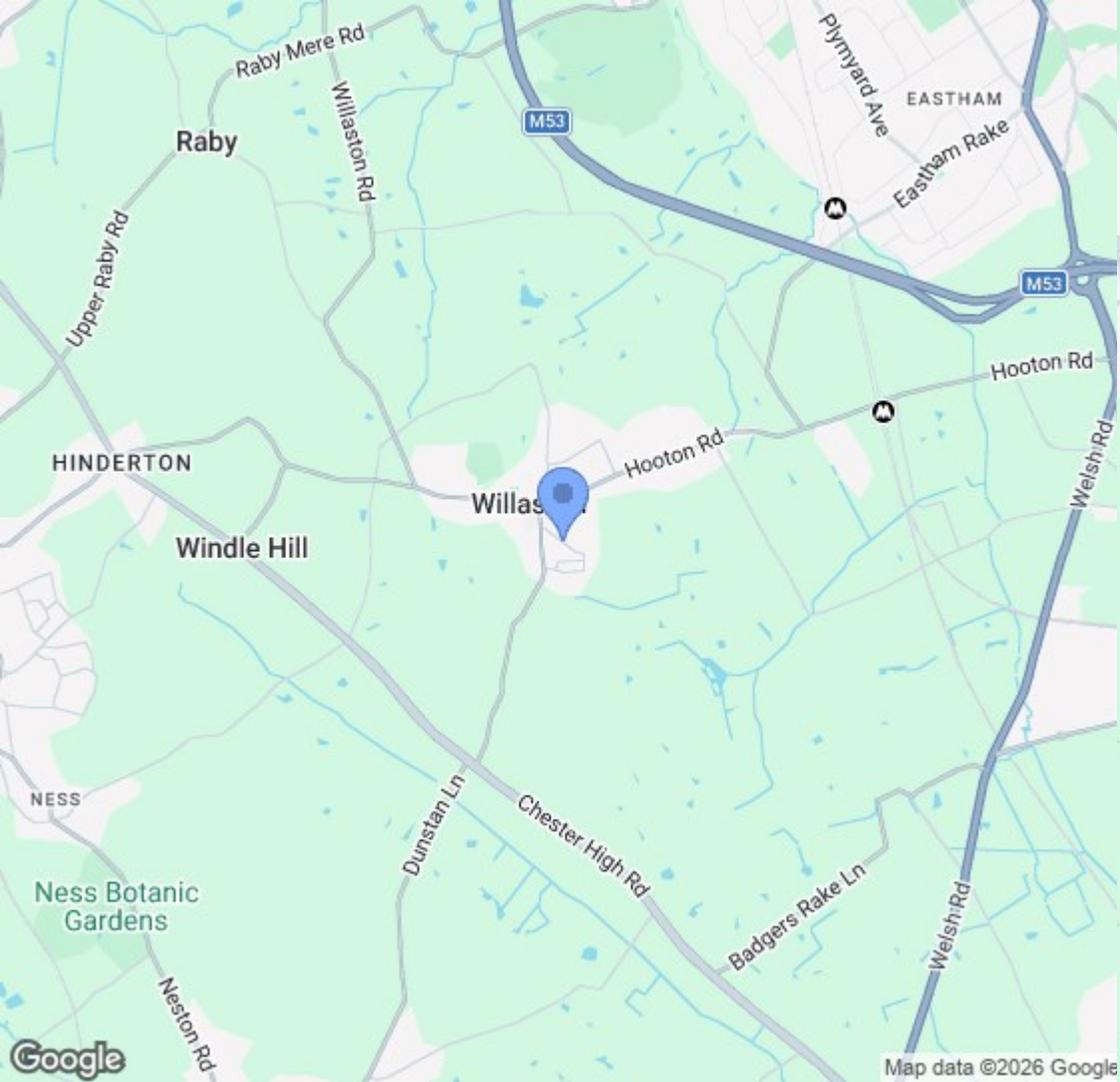


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



Location Map

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