



Constables
SALES & LETTINGS

Gladstone Terrace Willaston

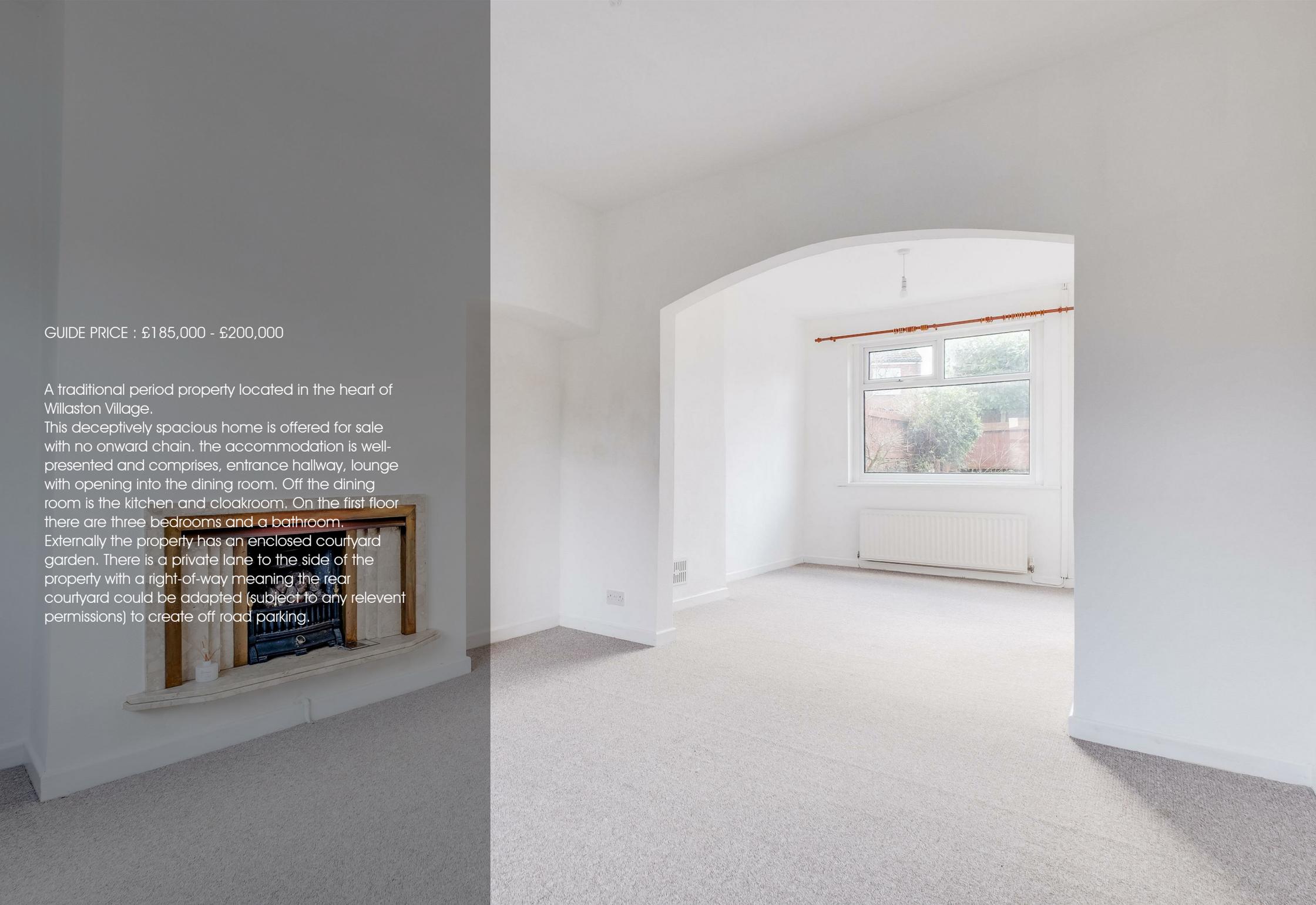
£185,000

GUIDE PRICE : £185,000 - £200,000

A traditional period property located in the heart of Willaston Village.

This deceptively spacious home is offered for sale with no onward chain. The accommodation is well-presented and comprises, entrance hallway, lounge with opening into the dining room. Off the dining room is the kitchen and cloakroom. On the first floor there are three bedrooms and a bathroom.

Externally the property has an enclosed courtyard garden. There is a private lane to the side of the property with a right-of-way meaning the rear courtyard could be adapted (subject to any relevant permissions) to create off road parking.





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- FOR SALE
- Two Reception Rooms
- No Onward Chain
- Period End-Terraced House
- Central Willaston Village Location
- Bathroom and Downstairs W.C.
- Tenure: Freehold
- Three Bedrooms
- Enclosed Yard with Potential For Parking Space
- Council Tax Band: B (Cheshire West & Chester)

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.

Lounge

13'2" x 11'10" (4.01m x 3.61m)

Dining Room

12' x 9'7" (3.66m x 2.92m)

Kitchen

11'7" x 6'2" (3.53m x 1.88m)

Cloakroom

Landing

Bedroom One

12' x 9'9" (3.66m x 2.97m)

Bedroom Two

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

Bedroom Three

9'2" x 6'6" (2.79m x 1.98m)

Bathroom

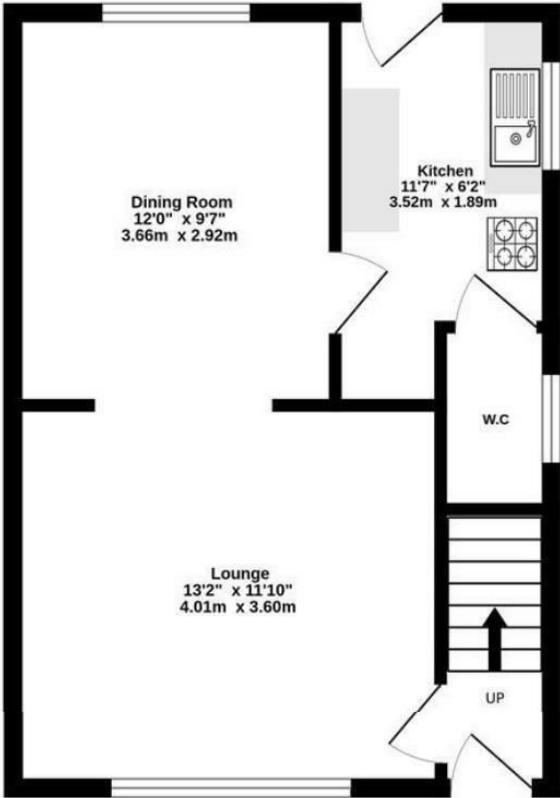
8'9" x 6'3" (2.67m x 1.91m)



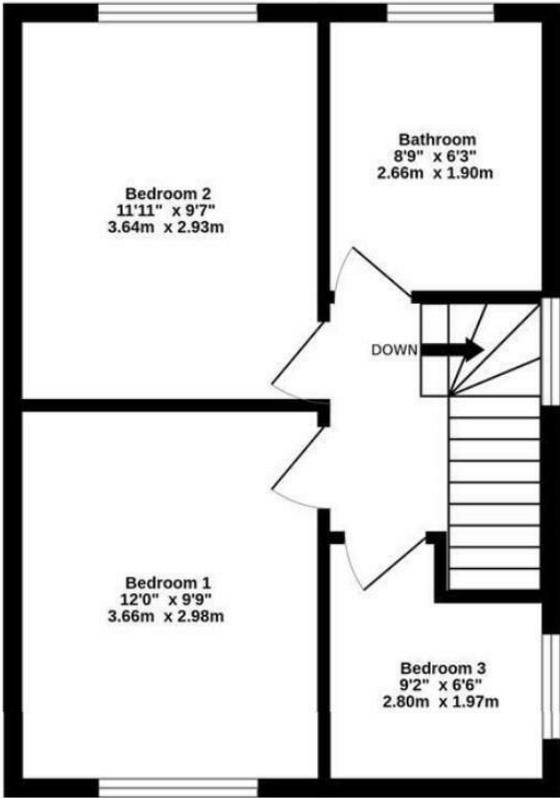


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

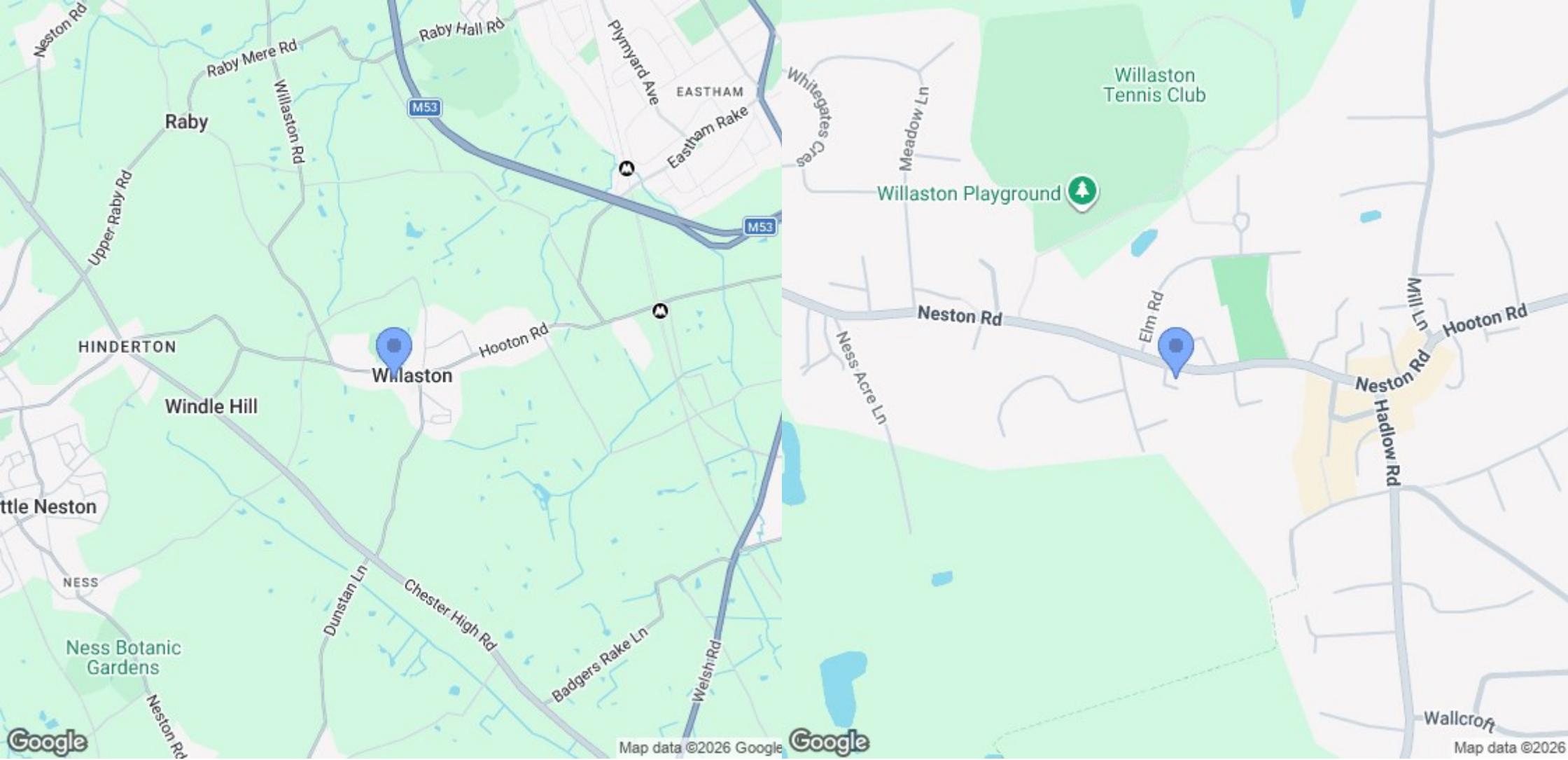


GROUND FLOOR



FIRST FLOOR

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Location Map

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