

# DRAFT DETAILS

# Constables

SALES & LETTINGS



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87 Hooton Road Neston CH64

£470,000



- Three / Four Bedroom Family Home
- Stunning Victorian Red Brick
- Highly Sought After Willaston Location
- Off Road Parking and Garage
- Beautiful and Private Rear Garden
- Open Plan Kitchen / Diner

charming and substantial 1900s character home, beautifully extended to provide flexible and spacious accommodation ideal for modern family life. Situated in the ever-popular village of Willaston, this impressive three/four bedroom property combines period character with contemporary living, all set within a generous private plot.

The accommodation begins with a welcoming entrance hall leading to a large living room featuring a striking fireplace and bay window along with spacious dining area and doors onto the garden. A second reception room off current serves as a home office. To the rear, the home opens into a superb extended kitchen fitted with a range of modern units, integrated appliances such as Neff oven, induction hob and ample dining space, creating the perfect hub for family life and entertaining. A ground floor W/C adds further practicality.

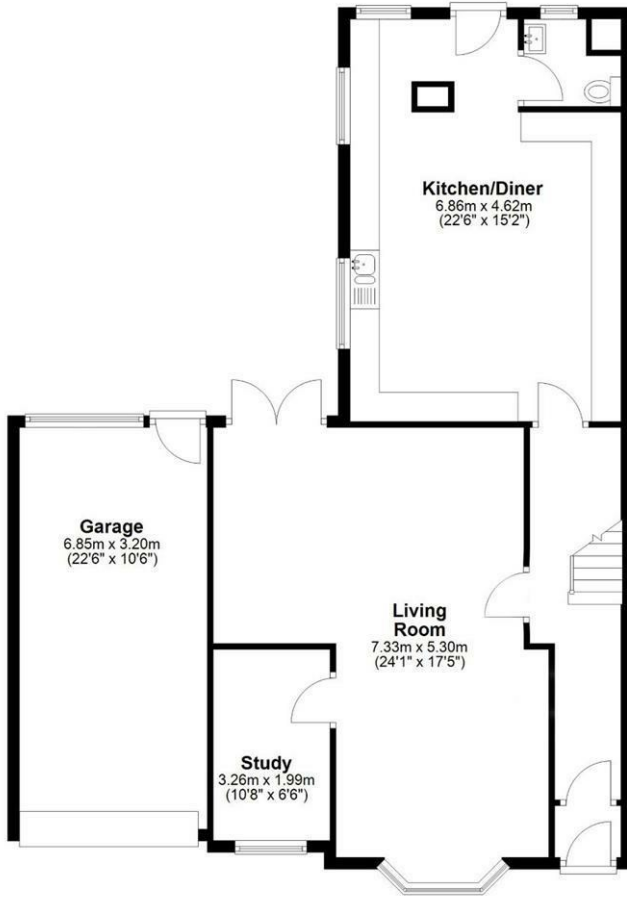
To the first floor are three / four well-proportioned double bedrooms, including a generous principal bedroom with dual windows, walk in wardrobe and en-suite bathroom. The second bedroom has another bedroom off it, ideal for a cot room / child's bedroom. The third double bedroom is located to the rear of the property and these bedrooms are served by a family bathroom fitted with a white suite.

Externally, the property continues to impress. To the front there is off road parking together with access to the attached garage, providing excellent storage and workshop potential. The rear garden is a particular feature of the home, enjoying a high degree of privacy with a large lawn, mature borders and a spacious patio area ideal for outdoor dining and entertaining.

Willaston remains one of the area's most sought after villages, offering a strong sense of community together with excellent local amenities, highly regarded schools and convenient transport links to Chester, Liverpool and beyond..

### Ground Floor

Approx. 104.6 sq. metres (1126.0 sq. feet)



### First Floor

Approx. 71.4 sq. metres (768.6 sq. feet)

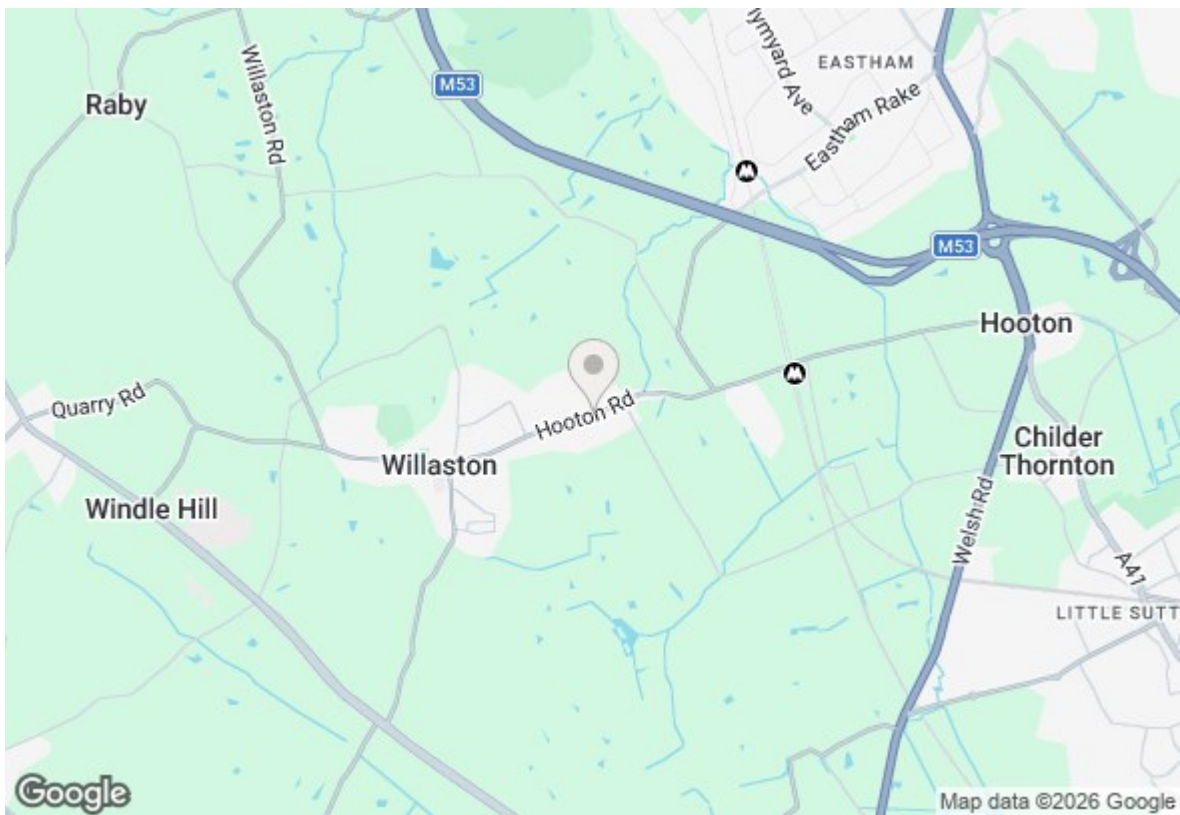


Total area: approx. 176.0 sq. metres (1894.5 sq. feet)

**87 Hooton Road, Willaston, NESTON**

# Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           | <b>76</b> |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |



**Porch**

**Entrance Hall**

**Living Room / Dining Room**  
**24'1 x 17'5**

**Study**  
**10'8 x 6'6**

**Kitchen / Diner**  
**22'6 x 15'2**

**W/C**

**First Floor**

**Master Bedroom**  
**11'4 x 14'1**

**En-suite**

**Walk -in Wardrobe**

**Second Bedroom**  
**12'4 x 9'10**

**Third Bedroom / Off Second**  
**12'4 x 6'7**

**Fourth Bedroom**  
**12'7 x 10**

**Family Bathroom**

**Garage**  
**22'6 x 10'6**



