

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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**74 Hooton Road Neston CH64**

**£599,950**



- Four Bedroom Detached Property
- Excellent Willaston Location
- Off Road Parking For Several Cars
- Large Landscaped Rear Garden
- Two Bathrooms
- Large Character Lounge
- No Onward Chain

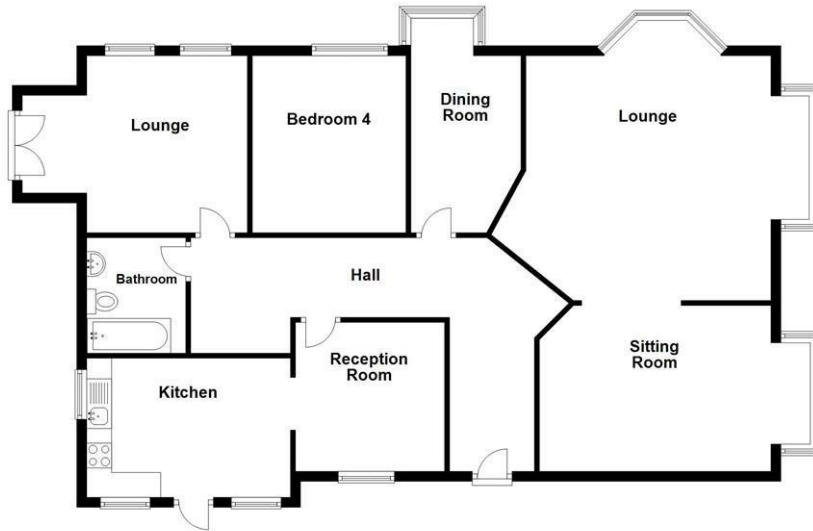
Constables are thrilled to present to the market this four/five-bedroom detached family home on the sought-after Hooton Road in Willaston. This impressive property is set back from the road on a generous plot and offers versatile accommodation, allowing for a variety of layout configurations and would be ideal for multi-generational living.

The entrance hall leads to a spacious front lounge that spans the full width of the property. There is also a lovely kitchen that opens into a sitting/dining room, a dining room with box bay window a bedroom, and a ground floor bathroom. The first floor features a master bedroom with fitted wardrobes, two additional bedrooms, and a bathroom. A second Lounge with double doors onto the garden completes the ground floor accommodation.

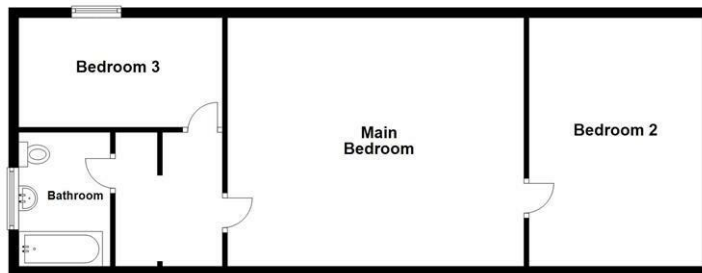
Outside, there is ample off-road parking at the front, with wrought iron gates leading to a covered driveway and the entrance porch. The delightful, well-manicured private rear garden boasts a paved patio area perfect for al fresco dining, leading onto a beautiful lawned area with mature shrubs, hedges, and bushes.

Early viewing is highly recommended.

**Ground Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



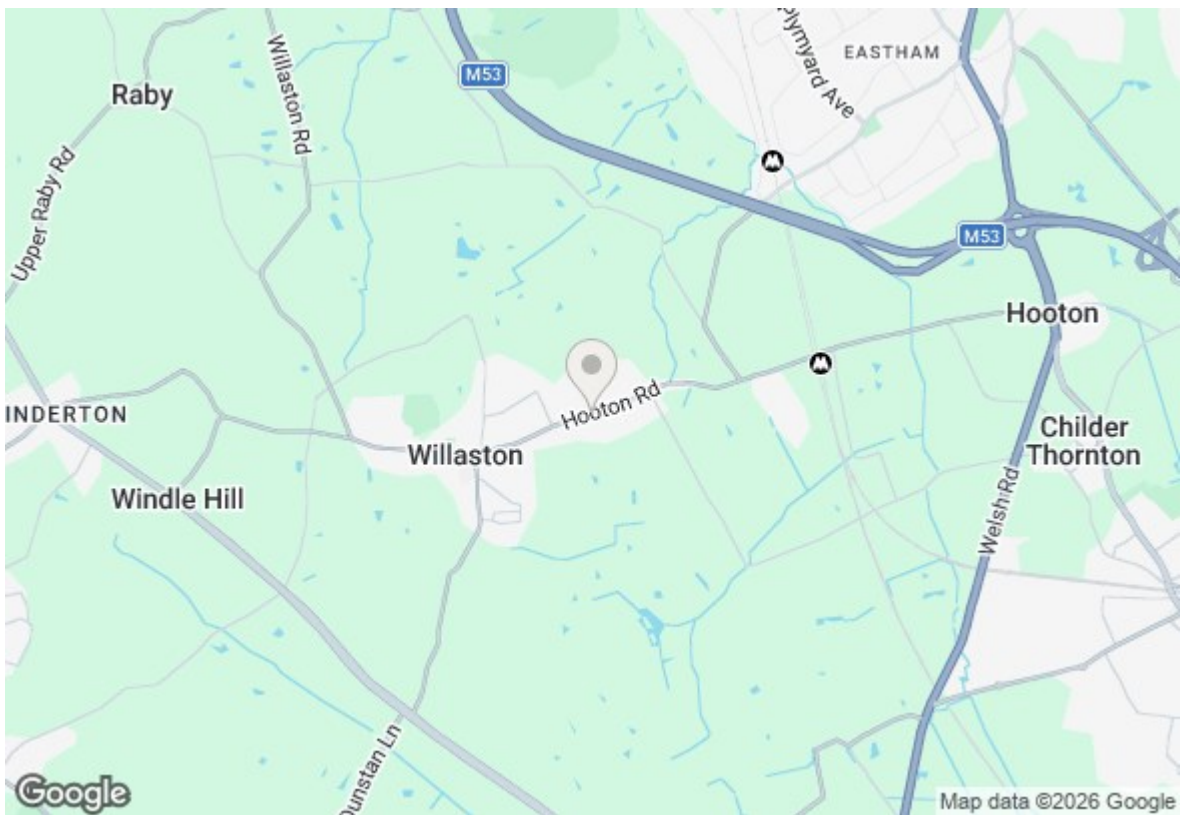
**First Floor**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)  
**Unknown property 2**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



**Entrance Hall**

**Lounge**  
16'5 x 14'1

**Sitting Room**  
15'9 x 11'2

**Dining Room**  
11'10 x 10'06

**Fourth Bedroom**  
12'2 x 11'6

**Reception Room**  
9'10 x 9'10

**Bathroom**  
7'7 x 6'3

**Second Lounge**  
11'10 x 11'2

**Kitchen**  
13'5 x 9'2

**First Floor**

**Master Bedroom**  
19'8 x 16'5

**Second Bedroom**  
16'5 x 11'6

**Third Bedroom**  
15'1 x 7'10

**Second Bathroom**  
6'3 x 6'3



