

DRAFT DETAILS

Constables
SALES & LETTINGS



15 Hadlow Lane Willaston

£475,000



- Traditional 1920s Detached Property
- Gardens to Three Sides
- Three Bedrooms
- Two Reception Rooms & Kitchen-Breakfast Room
- Utility and W.C
- Garage & Driveway
- Cul-de-Sac Location
- Located in Willaston Village
- Early Viewing Essential

Constables is delighted to offer for sale this traditional 1920s detached property located in a highly sought after cul-de-sac in Willaston Village.

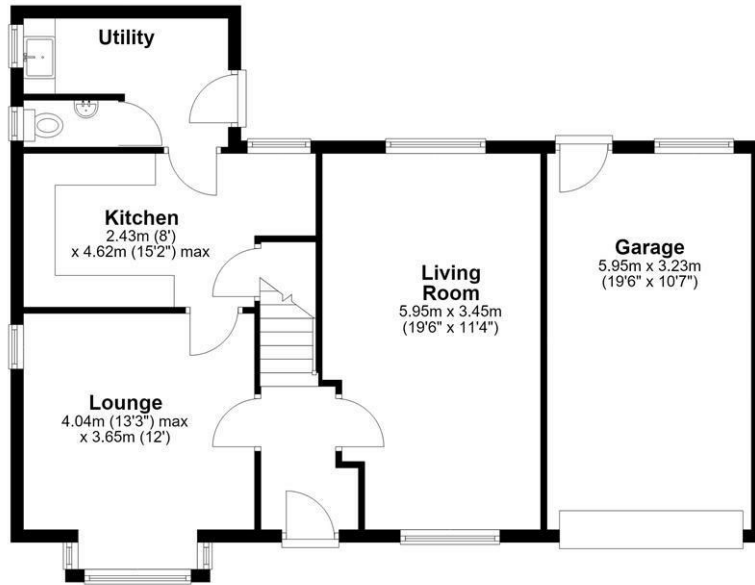
The property has been extended and offers well-proportioned accommodation that is immaculately presented throughout. The property retains many original features including parquet flooring in the hallway and lounge and dining room (currently covered).

The property is approached through double gates which open to the driveway and garage. The property has gardens to three sides which are incredibly private. The gardens are laid to lawn with established borders and there is a patio area at the rear.

The accommodation comprises; entrance hallway, lounge with gas fire, dining room which leads through to a well-appointed kitchen-breakfast room with Bosch double oven, hob and dishwasher. There is also a utility room and cloakroom on the ground floor. On the first floor there are three bedrooms, the main bedroom having built in wardrobes and there is a family bathroom.

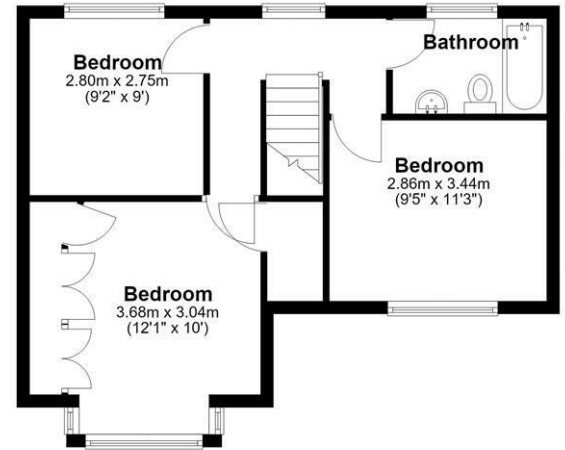
Ground Floor

Approx. 76.5 sq. metres (822.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 119.6 sq. metres (1287.7 sq. feet)

15 Hadlow Lane, Wilaston, NESTON

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		



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.

Accommodation

Hallway

Living Room

19'6" x 11'3"

Dining Room

13'3" x 11'11"

Kitchen-Breakfast Room

7'11" x 15'1" max

Utility Room

W.C,

Landing

Bedroom One

12'0" x 9'11"

Bedroom Two

9'4" x 11'3"

Bedroom Three

9'2" x 9'0"

Bathroom







