

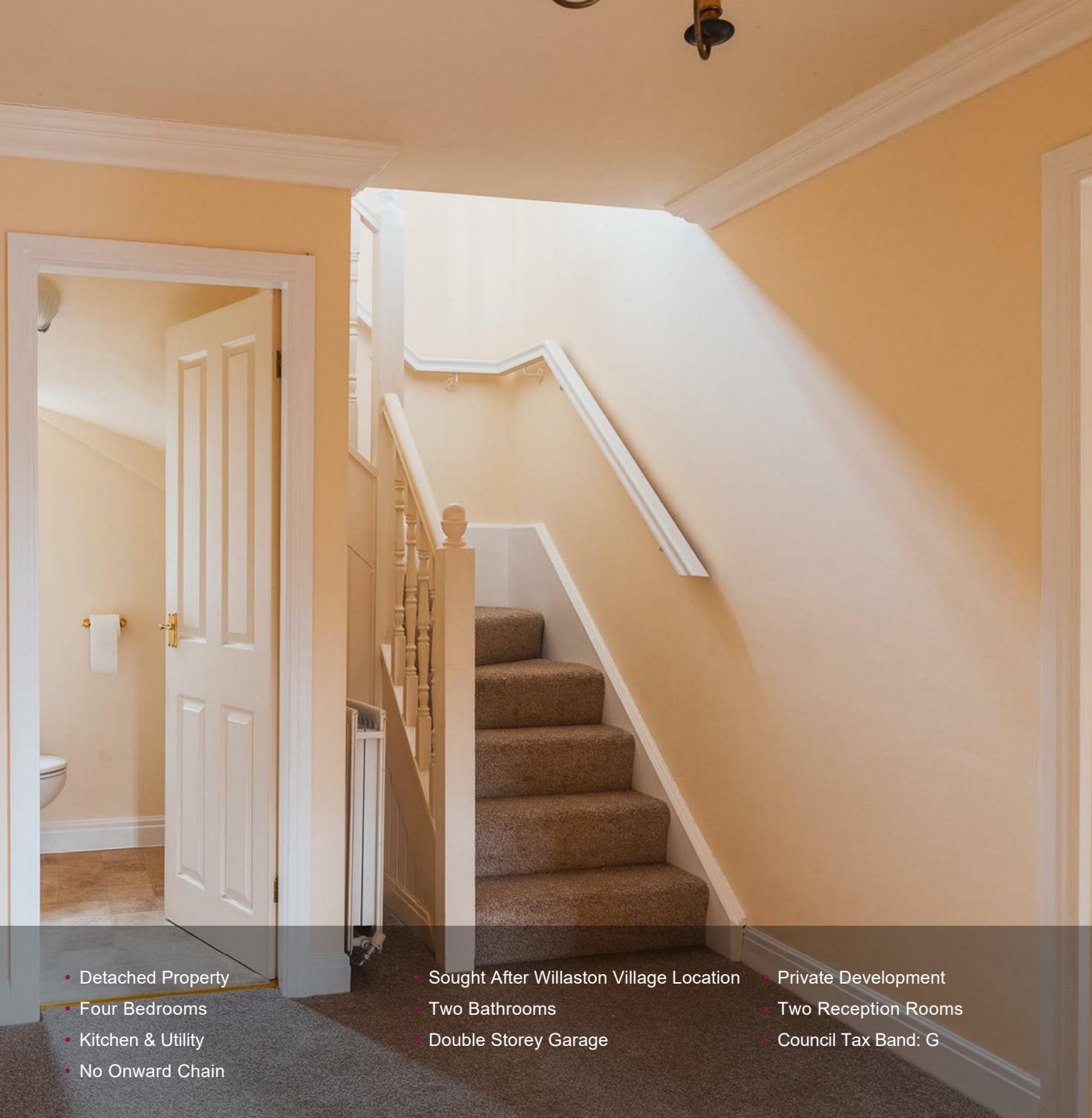


Constables is delighted to offer for sale this incredibly spacious detached property in an exclusive development in the heart of Willaston Village. The property is offered for sale with no onward chain and provides well-presented accommodation that comprises; entrance hallway with cloakroom, spacious lounge with doors leading out to the garden and gas fire, kitchen with a range of integrated appliances, large utility room with access to outside and into the garage and there is a separate dining room. On the first floor there are four good-sized bedrooms and two en-suite bathrooms. Externally a driveway provides off road parking and there is a single garage with first floor storage. At the rear of the property is a low maintenance walled garden which is paved. Early viewing is highly recommended.



# Constables

SALES & LETTINGS



- Detached Property
- Four Bedrooms
- Kitchen & Utility
- No Onward Chain

- Sought After Willaston Village Location
- Two Bathrooms
- Double Storey Garage

- Private Development
- Two Reception Rooms
- Council Tax Band: 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.

## Accommodation

### Vestibule Entrance

### Hallway

### Cloakroom

## Lounge

23' x 15'8" (7.01m x 4.78m)

## Kitchen

12'3" x 9'9" (3.73m x 2.97m)

## Dining Room

12'6" x 10'4" (3.81m x 3.15m)

## Utility Room

17'2" x 10'6" (5.23m x 3.20m)

## Landing

### Bedroom One

16'4" x 13'1" (4.98m x 3.99m)

## En-suite

### Bedroom Two

14'4" x 10' (4.37m x 3.05m)

## En-Suite

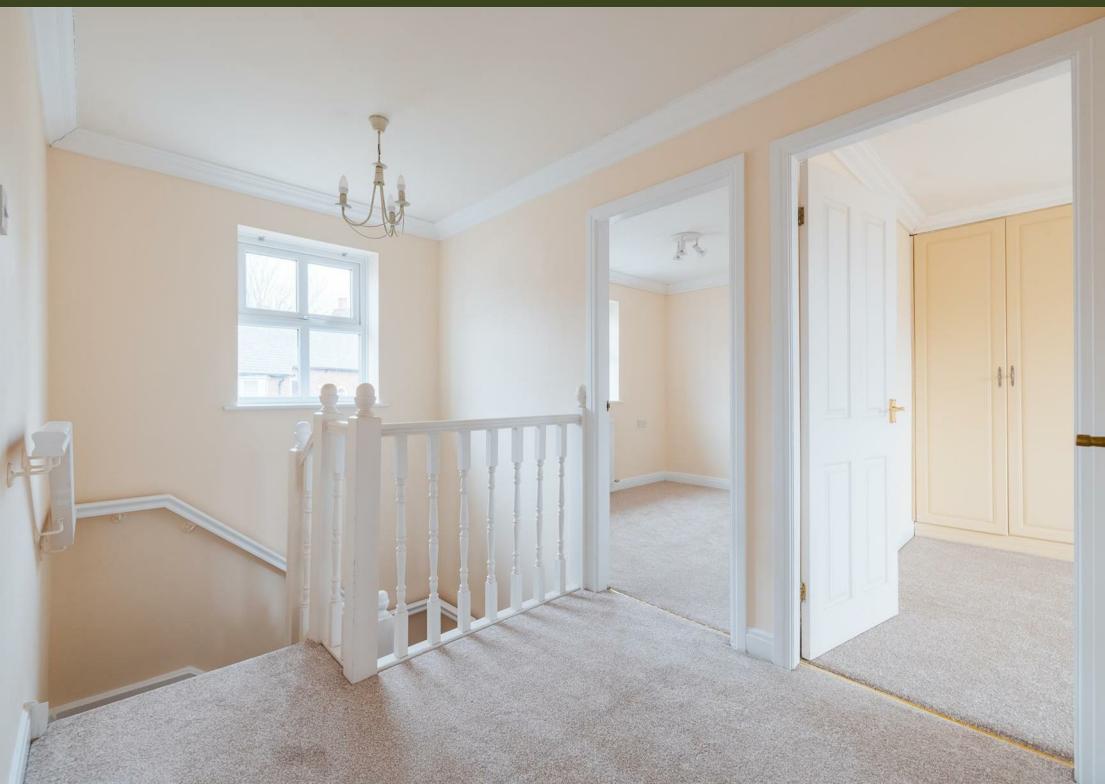
### Bedroom Three

16'6" x 9'6" (5.03m x 2.90m)

### Bedroom Four

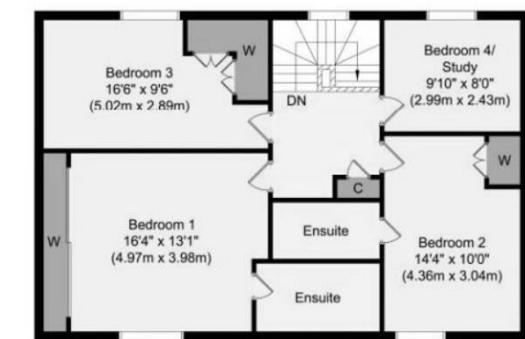
9'10" x 8' (3.00m x 2.44m)



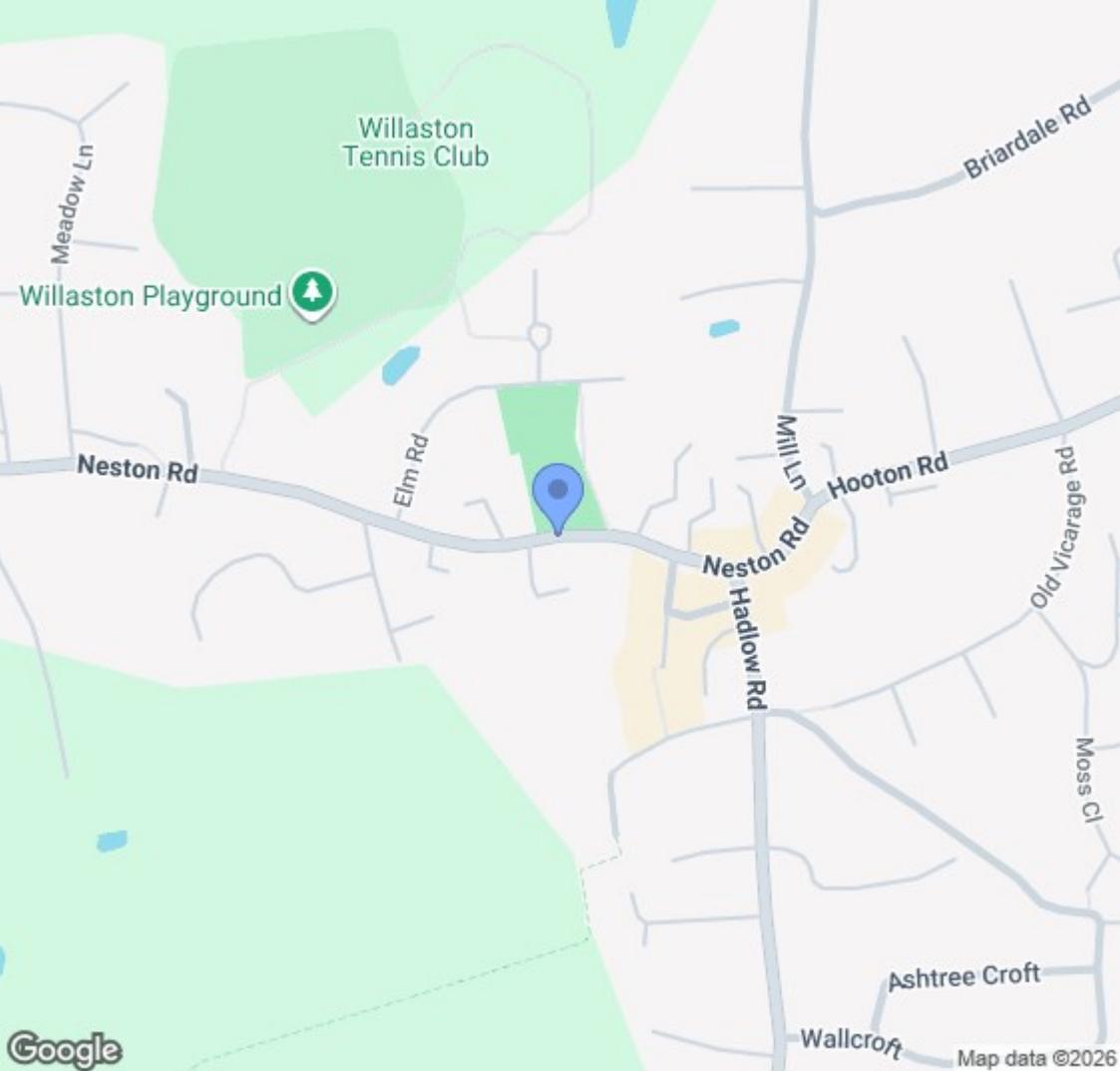
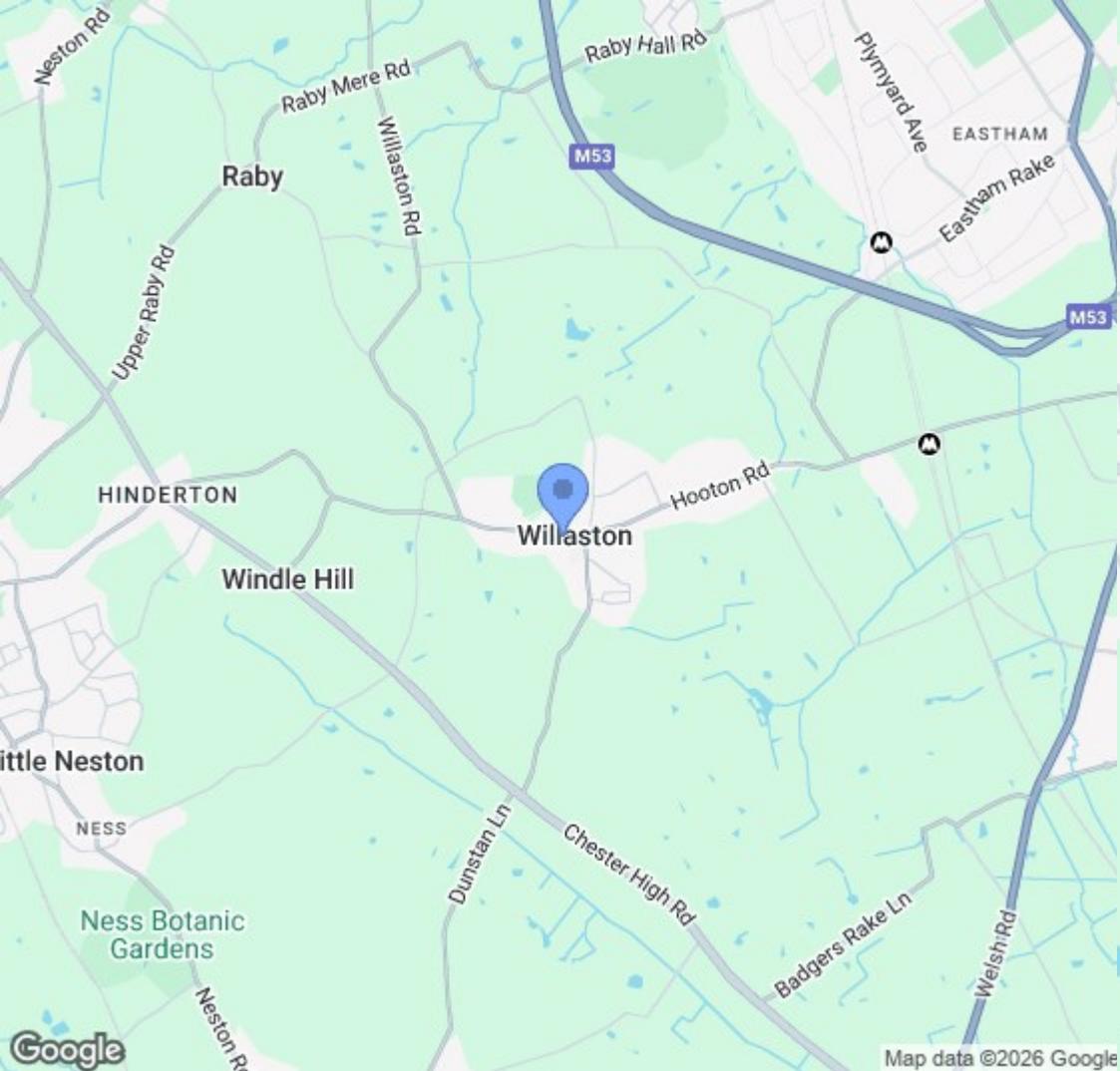


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



For illustrative purposes only. Not to scale.  
Plan indicates property layout only.



## Location Map

# Constables

S A L E S & L E T T I N G S

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