



**Constables**  
SALES & LETTINGS

Buckley Court

Willaston, Neston

£495,000



An impressive detached property located in a sought after development in Willaston Village.

The property provides versatile accommodation with accommodation arranged over two floors. The accommodation comprises; entrance hallway with built in storage cupboard, a spacious lounge with double doors opening to a conservatory which overlooks the garden. There is an open plan kitchen-dining room which is well-appointed and has an integrated double oven, hob and dishwasher. Off the kitchen is a shower room. The ground floor is completed with a double bedroom and bathroom. On the first floor there are two bedrooms, one of which has an en-suite bathroom.

Externally there is a driveway and garage. The garden is enclosed and private and has a lawn and established borders as well as a summer house and useful storage shed.

Early viewing is highly recommended.



# Constables

SALES & LETTINGS

- Detached Property
- Three Bedrooms
- Garage & Off Road Parking



- Sought After Location in Willaston Village
- Three Bathrooms
- Private Garden
- Courtyard Location
- Lounge, Conservatory and Open Plan Kitchen-Dining Room
- Early Viewing Essential

## Location

Willaston 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.

## Hallway

## Living Room

18'4" x 12'1" (5.60m x 3.70m)

## Conservatory

## Dining Area

## Kitchen

11'9" x 11'1" (3.60m x 3.38m)

## Shower Room

## Ground Floor Bedroom One

8'3" x 13'11" (2.54m x 4.26m)

## Bathroom

## Landing

## Bedroom Two

9'2" x 11'8" (2.80m x 3.57m)

## En-suite

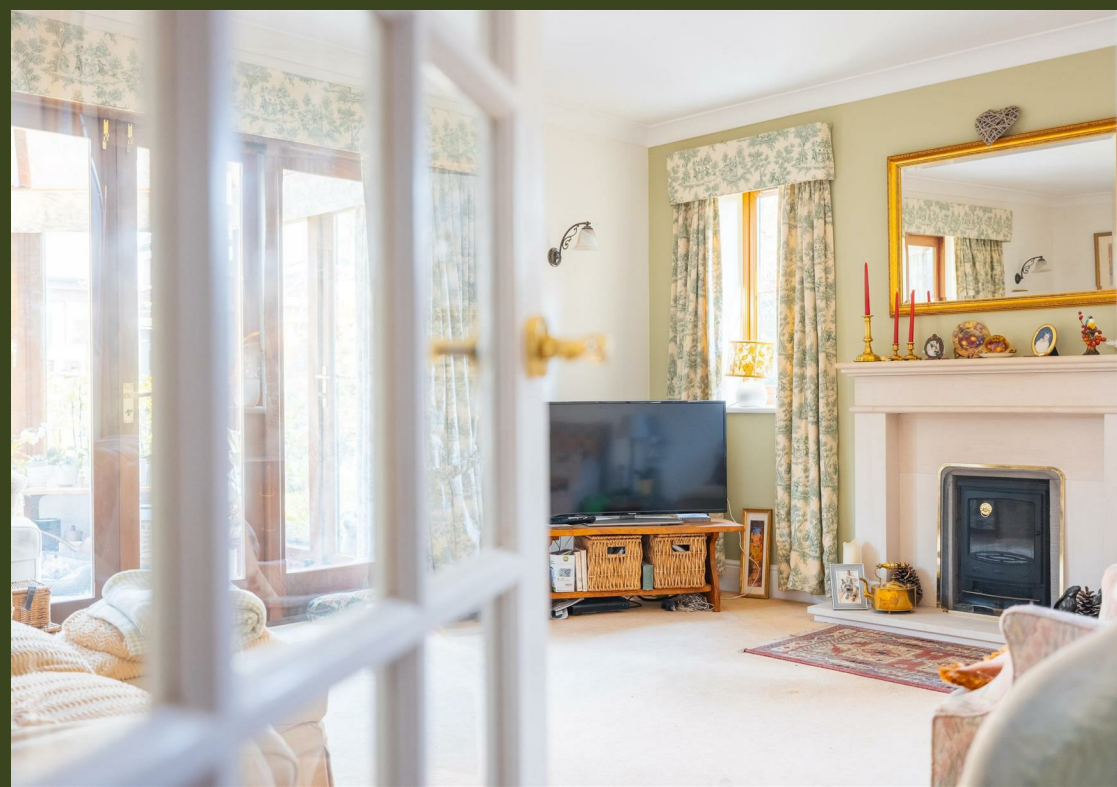
## Bedroom Three

9'2" x 6'6" (2.80m x 2.00m)


## Garage

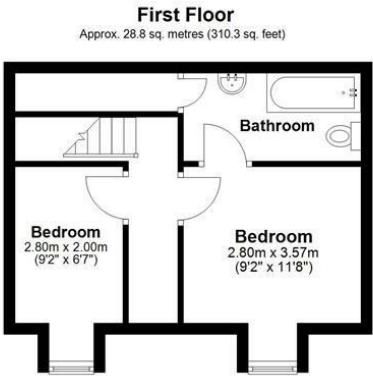
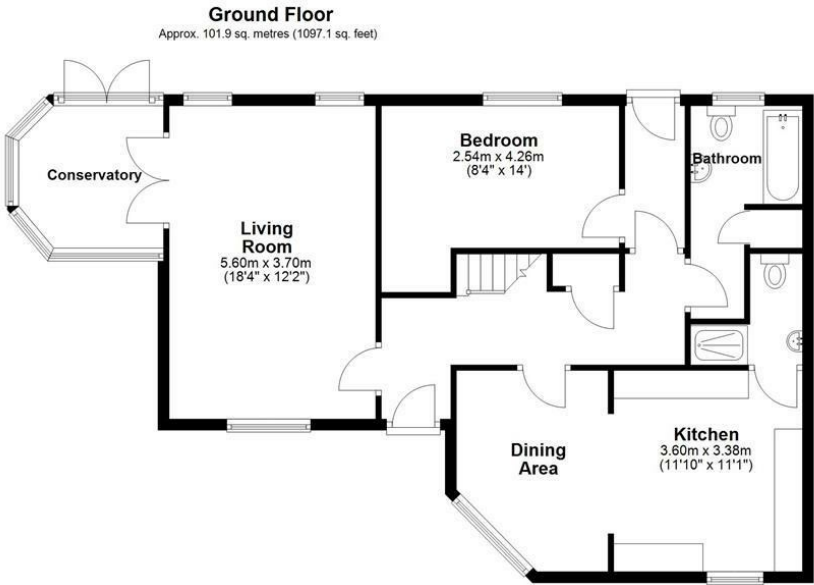
18'4" x 9'5" (5.60m x 2.88m)



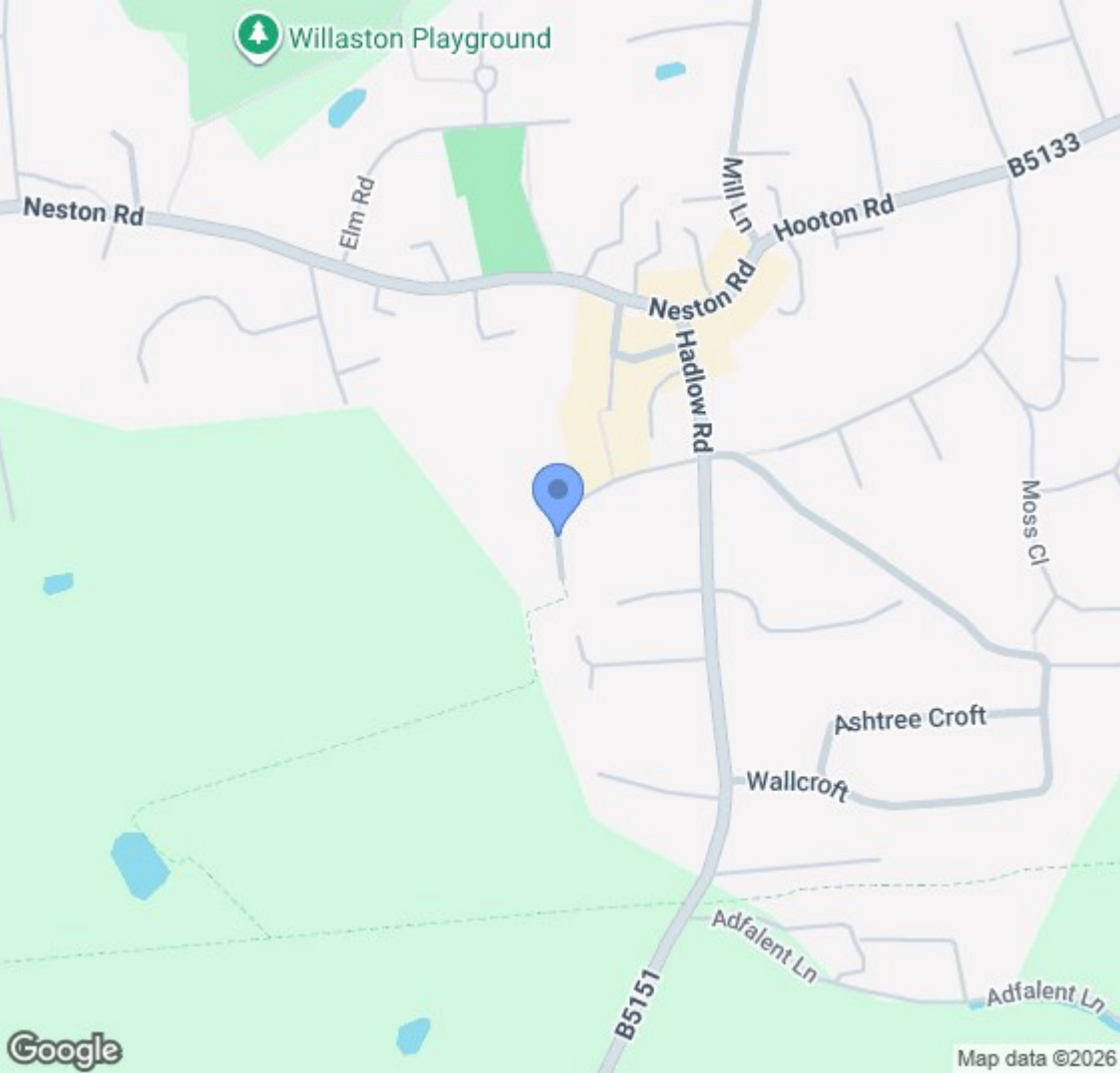
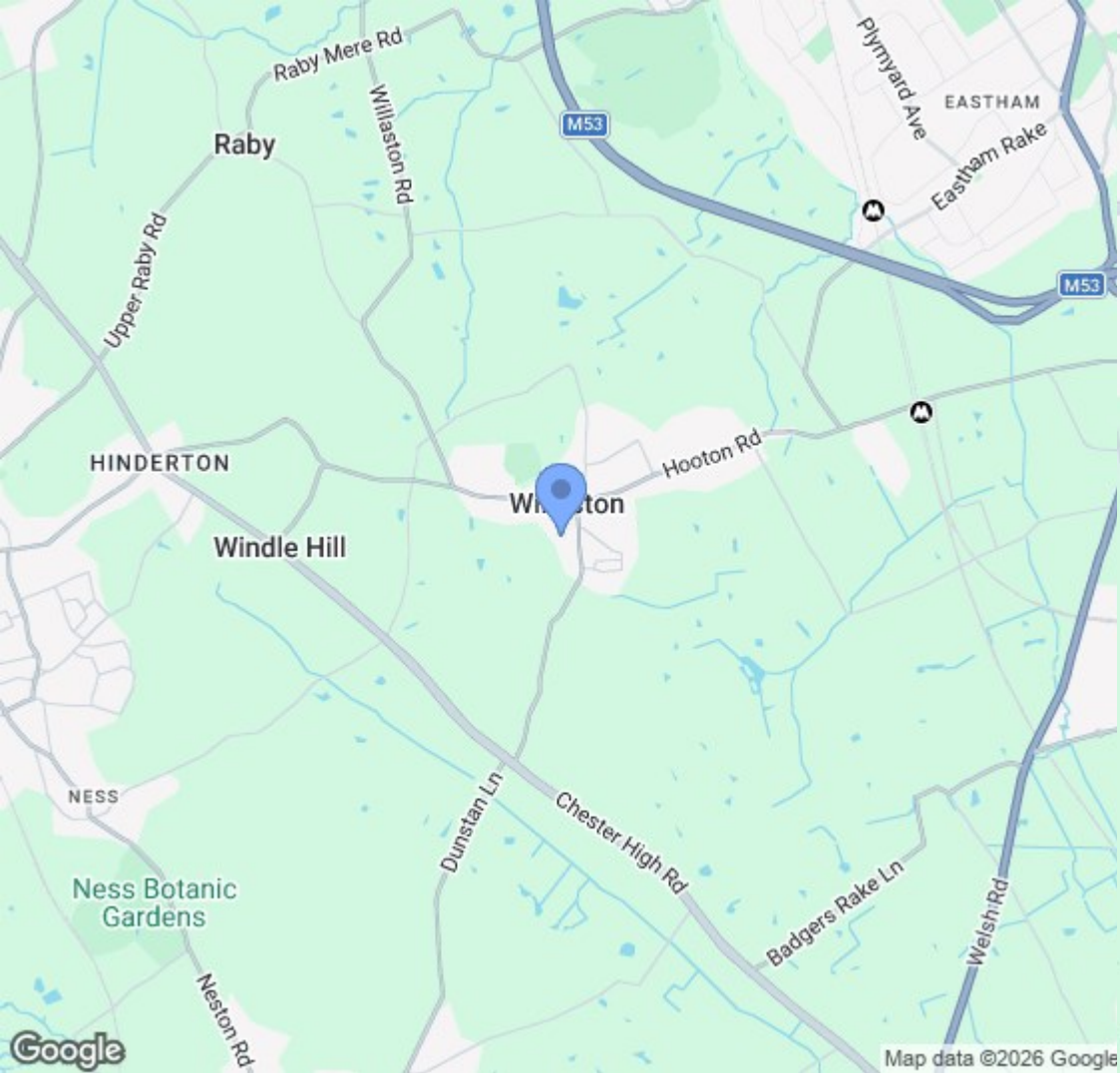


# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 130.8 sq. metres (1407.4 sq. feet)  
**1 Buckey Court, Willaston, NESTON**



Location Map

# Constables

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