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Grey Walls, Parkgate

## The Parade, Neston, CH64 6RW

£650,000

3 Bedroom 2 Reception 2 Bathroom E

\*\*\*Bursting With Character and Charm - Situated on Parkgate Promenade - Far Reaching Views of The Welsh Hills and Dee Estuary\*\*\*

Hewitt Adams are delighted to welcome to the market 'Grey Walls' a beautifully presented, grand and quaint three bedroom house dating back to Georgian times circa 1740, bursting with character and charm. Conveniently situated on the picturesque Parkgate Parade with far reaching views of the Welsh Hills and Dee Estuary. Parkgate is famous for its views, fabulous walks, award winning bars, restaurants, coffee and ice-cream shops. There are also nearby excellent local amenities, good transport links and catchment for highly acclaimed schools. The property retains many of its original features such as high ceilings, fireplaces and sash windows.

Being skilfully arranged over four floors, in brief the property accommodation to the ground floor affords; welcoming entrance hallway, formal dining room, kitchen, living room. There is also access to a basement.

The first floor offers two double bedrooms and a beautifully fitted shower room.

The second comprises another double bedroom with views and a stunning, spacious bathroom.

Externally, to the rear of the property there is a pretty courtyard with access to the outbuilding which is currently used as a utility. The front of the property has lawned and paved areas with secure boundaries, well stocked borders, gated access leading to the traditional front door.

**Hallway**

With double part glazed door to the side, two central heating radiators, under stairs cupboard and natural stone flooring. Door to the cellar and stairs case leading to the first floor.

**Dining Room**

12'4" x 14'0" (3.78m x 4.27m )

With two original sash windows to the front and side aspects - both with views of the Welsh hills and Parkgate parade, fireplace with wooden surround and tiled hearth, original beamed ceiling, oak laminate flooring, radiator, and television and telephone connection points.

**Living Room**

13'5" x 14'7" (4.11m x 4.45m )

With double glazed French doors opening to the garden, fireplace with inset multi fuel burning stove, inset spotlights, oak laminate flooring. Radiator, telephone and television connection points. Door giving access to the kitchen.

**Kitchen**

10'9" x 10'2" (3.30m x 3.10m )

Well appointed kitchen comprising wall and base units with complementary work surfaces, sink and drainer unit, Indesit oven with induction hob and cooker hood above. Halogen ceiling spot lights. Window to the side and door leading to the rear courtyard.

**Utility (In rear outbuilding)**

Comprising washing machine plumbing, free standing fridge freezer and door leading back into kitchen.

**First Floor**

Accessed from the ground floor by a staircase with feature balustrade and natural wood steps, leading to first floor landing with wooden floor boards and high ceiling.

**Master Bedroom**

14'2" x 17'5" (4.32m x 5.31m )

With two original sash windows to the front with views and one sash window to the side, radiator, fire place with gas fire, tiled hearth and granite effect fire surround. Original floorboards.

**Shower Room**

Comprising shower cubicle with large shower head, wash hand basin and WC. Traditional style chrome radiator towel rail, tiled walls and floor, window to the side.

**Second Floor**

Doors leading to;

**Bedroom 3**

12'4" x 14'0" (3.78m x 4.27m )

With Georgian bar style window to the front and original sash window to the side, full length fitted cupboards to one wall, original floor boards.

**Bathroom**

Comprising roll top bath with chrome feet and mixer taps, wash and basin and WC. Traditional chrome and white radiator, tiled walls and floor, single glazed window to the front.

