



Moorings Close, Neston, Cheshire West and Chester CH64 6TL

Offers Over £500,000

5 Bedroom 3 Reception 2 Bathroom

****Substantial Five Bedroom Home - Highly Regarded Parkgate Location - Parkgate Primary School Catchment****

Hewitt Adams are delighted to welcome 'Sunnyside' to the market, a traditional 1930's five bedroom semi detached house on the ever so desirable Moorings Close in Parkgate. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. Parkgate promenade is only a short walk away. The Wirral Way is also extremely accessible for walking and cycling routes. The property has been beautifully maintained and previously extended to create a home perfect for modern day family living and really must be viewed to fully appreciate everything this family home has to offer.

In brief the bright, spacious a versatile accommodation affords; entrance hallway, lounge with wood burner, open kitchen/dining/living area with a further wood burner, utility room, WC and study. To the first floor there are five well proportioned bedrooms, a recently fitted shower room and a family bathroom. The loft is boarded and has a ladder and lighting - scope for conversion subject to the relevant consents.

Externally, to the front of the property there is a gated driveway providing ample off road parking, a lawned area, fenced and low level wall boundary. The rear garden offers and high degree of privacy being mainly laid to lawn with an Indian stone patio, secure boundaries, two sheds for storage.

Entrance Hall

15'00 x 6'11 (4.57m x 2.11m)

Traditional timber front door to entrance hall, stairs to first floor, inset spotlights, central heating radiator, doors leading to;

Lounge

14'06 x 11'09 (4.42m x 3.58m)

Box bay window to front aspect, central heating radiator, log burning stove.

Kitchen/Dining/Living

28'05 x 14'11 (8.66m x 4.55m)

A open plan area comprising a range of well appointed wall and base units with complementary work surfaces incorporating sink and drainer, double oven, space for fridge freezer, dishwasher, window and doors to rear aspect, log burning stove with hearth and oak mantle vertical central heating radiator, door to utility room.

Utility Room

9'01 x 8'01 (2.77m x 2.46m)

Further wall and base units with work surfaces incorporating sink, space and plumbing for washing machine and tumble dryer, doors to;

WC

4'07 x 2'07 (1.40m x 0.79m)

WC, wash hand basin with vanity unit.

Study

8'03 x 7'11 (2.51m x 2.41m)

Box bay window to front elevation, inset spotlights.

Landing

Loft access hatch with pull down ladder, lighting and boarded, doors leading to;

Bedroom 1

14'06 x 11'10 (4.42m x 3.61m)

Box bay window to front elevation, central heating radiator.

Bedroom 2

12'02 x 11'04 (3.71m x 3.45m)

Window to rear elevation, central heating radiator.

Bedroom 3

11'02 x 8'04 (3.40m x 2.54m)

Window to front elevation, central heating radiator.

Bedroom 4

11'01 x 8'06 (3.38m x 2.59m)

Window to rear elevation, central heating radiator, inset spotlights.

Bedroom 5

7'09 x 6'08 (2.36m x 2.03m)

Window to front elevation, central heating radiator.

Bathroom

6'10 x 6'07 (2.08m x 2.01m)

Comprising; WC, bath with shower over, wash hand basin with vanity unit, towel radiator, window to rear aspect.

Shower Room

6'00 x 4'10 (1.83m x 1.47m)

A beautifully and recently installed shower room comprising, WC, wash hand basin with vanity, walk in shower, window to side aspect.

