

DRAFT DETAILS

Constables

SALES & LETTINGS



5



2



3



C

16 Grenfell Park Neston CH64

£695,000



- Detached Property
- Five Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Kitchen-Dining Room
- Office & Utility Room
- Large & Private Rear Garden
- Garage
- High Sought After Location
- Council Tax Band: G

Constables is delighted to offer to the market this substantial detached residence located in one of most sought after areas of Parkgate, Cheshire's only coastal village.

This particular property is the largest design on the development and it has been further improved with a conservatory extension and half of the garage has been converted to create an office or additional living space. The property occupies a good sized, private plot with a large rear garden and a driveway at the front providing parking for several vehicles and leading to the garage.

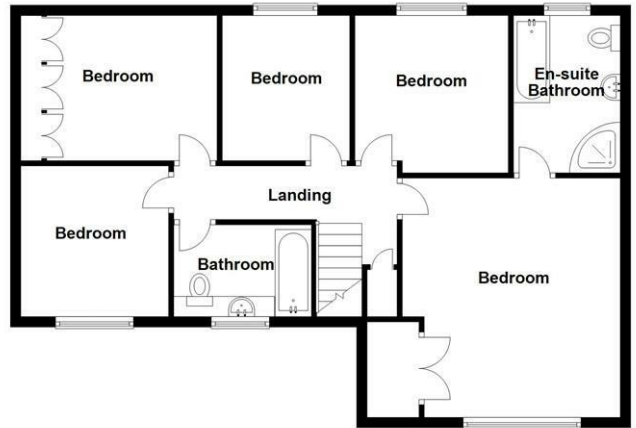
The accommodation is incredibly spacious and immaculately presented throughout. The accommodation comprises, entrance hallway with cloakroom and double doors opening into a large lounge. There is a separate dining room/snug which leads through to the conservatory. The kitchen-diner is very well-appointed with an excellent range of units, granite work surfaces and an integrated Neff double oven and hob, dishwasher, fridge and freezer. Off the kitchen is a utility room and office. On the first floor there are five bedrooms and two bathrooms; one of which is a recently fitted en-suite bathroom off the main bedroom.

This stunning home must be seen to appreciate the space and finish on offer and early viewing is essential.

Ground Floor
Approx. 83.8 sq. metres (901.7 sq. feet)



First Floor
Approx. 75.6 sq. metres (813.9 sq. feet)



Total area: approx. 159.4 sq. metres (1715.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.
This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



Location

The property is located in the highly sought after conservation village of Parkgate in Cheshire. Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way. Neston is a short distance from the property and offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Caldy, West Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away, this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester: 11 miles.
Liverpool: 12 miles. Liverpool Airport: 30 miles.
Manchester Airport: 39 miles. Manchester: 45 miles.

Accommodation

Entrance Hallway

Cloakroom

Lounge

18'7" x 13'6"

Dining Room/Snug

11'9" x 11'7"

Conservatory

15'7" x 10'3" extending to 22'11"

Kitchen-Dining Room

14'11" x 11'11"

Utility Room

7' x 5'9"

Office

16'4" x 7'7"

Landing

Bedroom One

15'1" x 13'8"

En-suite

9'8" x 6'9"

Bedroom Two

10'7" to wardrobes x 9'2"

Bedroom Three

9'8" x 9'11"

Bedroom Four

9'1" x 9'3"

Bedroom Five

9'2" x 8'

Bathroom

7'9" x 5'9"







