



Constables
SALES & LETTINGS

Heron Court

Parkgate, Neston

£725,000

A fantastic opportunity to acquire a detached residence in one of the most sought after locations in Parkgate, Cheshire. The property is located on Heron Court in Parkgate and the plot adjoins the Dee Estuary, with one of the best uninterrupted views towards the Welsh Hills in the area.

The property is a substantial detached bungalow that is setback from the road with a large front garden, driveway and turning area which leads to a garage. The accommodation does require modernising but is incredibly spacious and offers huge potential. The accommodation comprises, entrance hallway with built in storage cupboard. All of the reception rooms are located at the rear of the property to take advantage of the view; there is an incredibly spacious lounge which opens to a snug and there is a separate dining room. Off the dining room is a kitchen and beyond this the utility room with access to a paved patio area outside which has a greenhouse. The property has three double bedrooms all with built in wardrobes and there are two bathrooms, one of which is en-suite to the main bedroom.

At the rear of the property there is a paved patio area with steps leading down to an established garden with lawn and well-stocked borders. At the side of the property there is a carport and the property has a double garage.

This impressive property is offered for sale with no onward chain and early viewing is essential.



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- Detached Bungalow

- Two Bathrooms

- Kitchen with Utility Room Off

Council Tax Band: G

- Adjoining the Dee Estuary with Uninterrupted Views.

- Three Reception Rooms

- Good Sized Rear Garden & Patio

- Three Double Bedrooms

- Large Driveway & Double Garage

- No Onward Chain

Entrance Hallway

Lounge

21'5" x 13' (6.53m x 3.96m)

Snug

15'3" x 6'9" (4.65m x 2.06m)

Dining Room

10'4" x 9'11" (3.15m x 3.02m)

Kitchen

11'10" x 9'10" (3.61m x 3.00m)

Utility Room

12'62" x 7'6" (3.66m x 2.29m)

Bedroom One

16' x 12'1" (4.88m x 3.68m)

En-suite Bathroom

10'6" x 8'7" (3.20m x 2.62m)

Bedroom Two

10'5" x 12'9" (3.18m x 3.89m)

Bedroom Three

12'7" x 10'4" (3.84m x 3.15m)


Bathroom

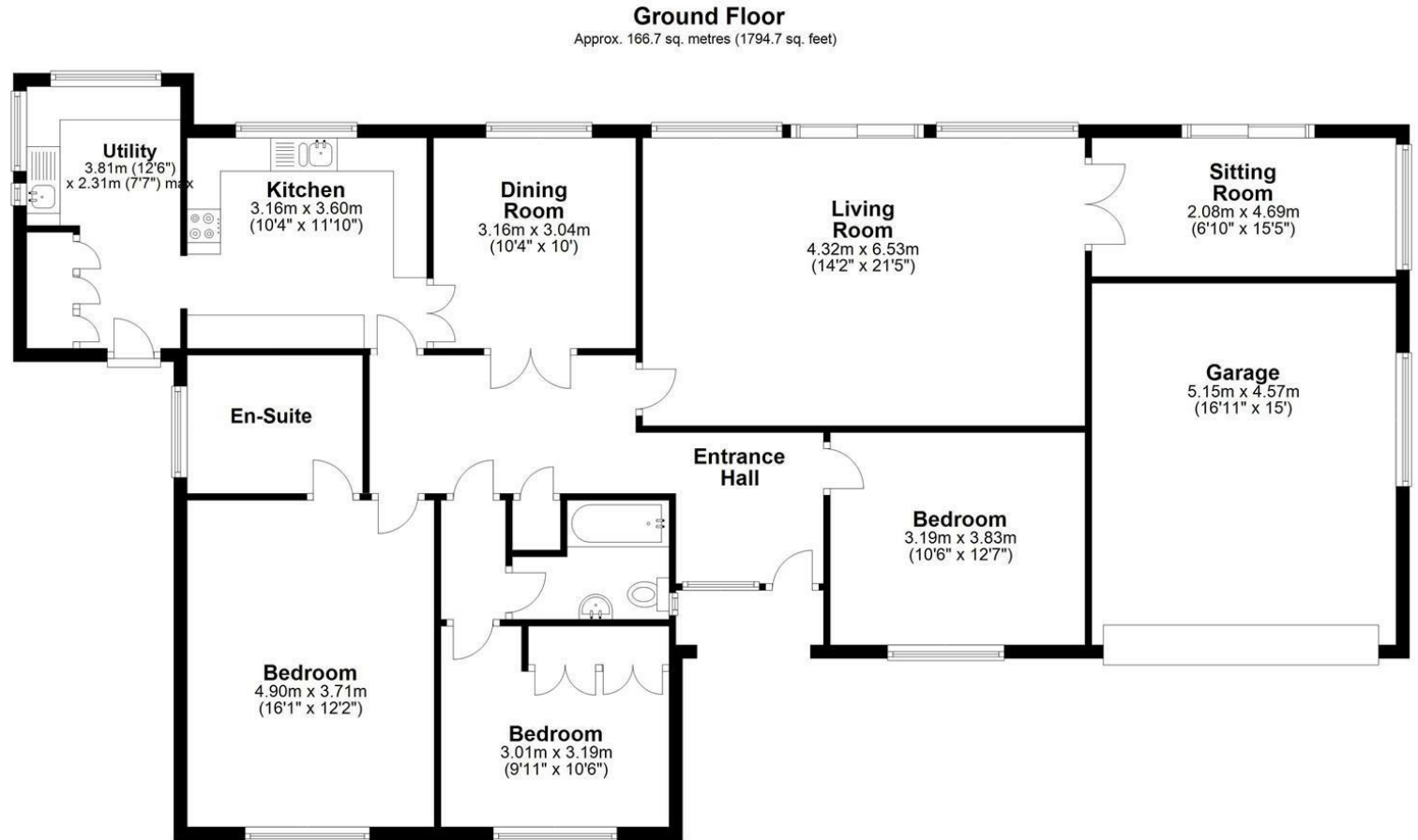
7'1" x 5'10" (2.16m x 1.78m)





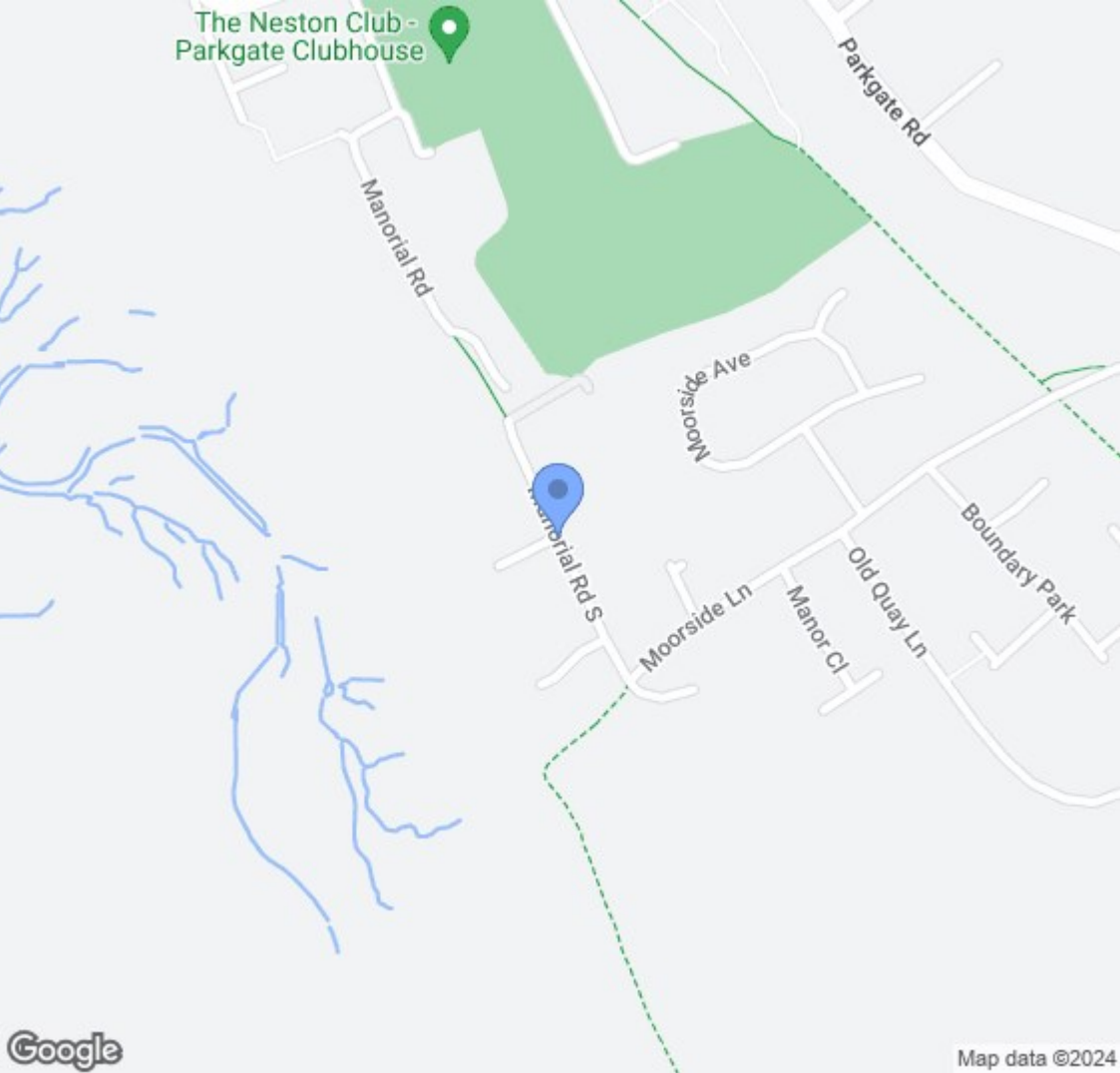
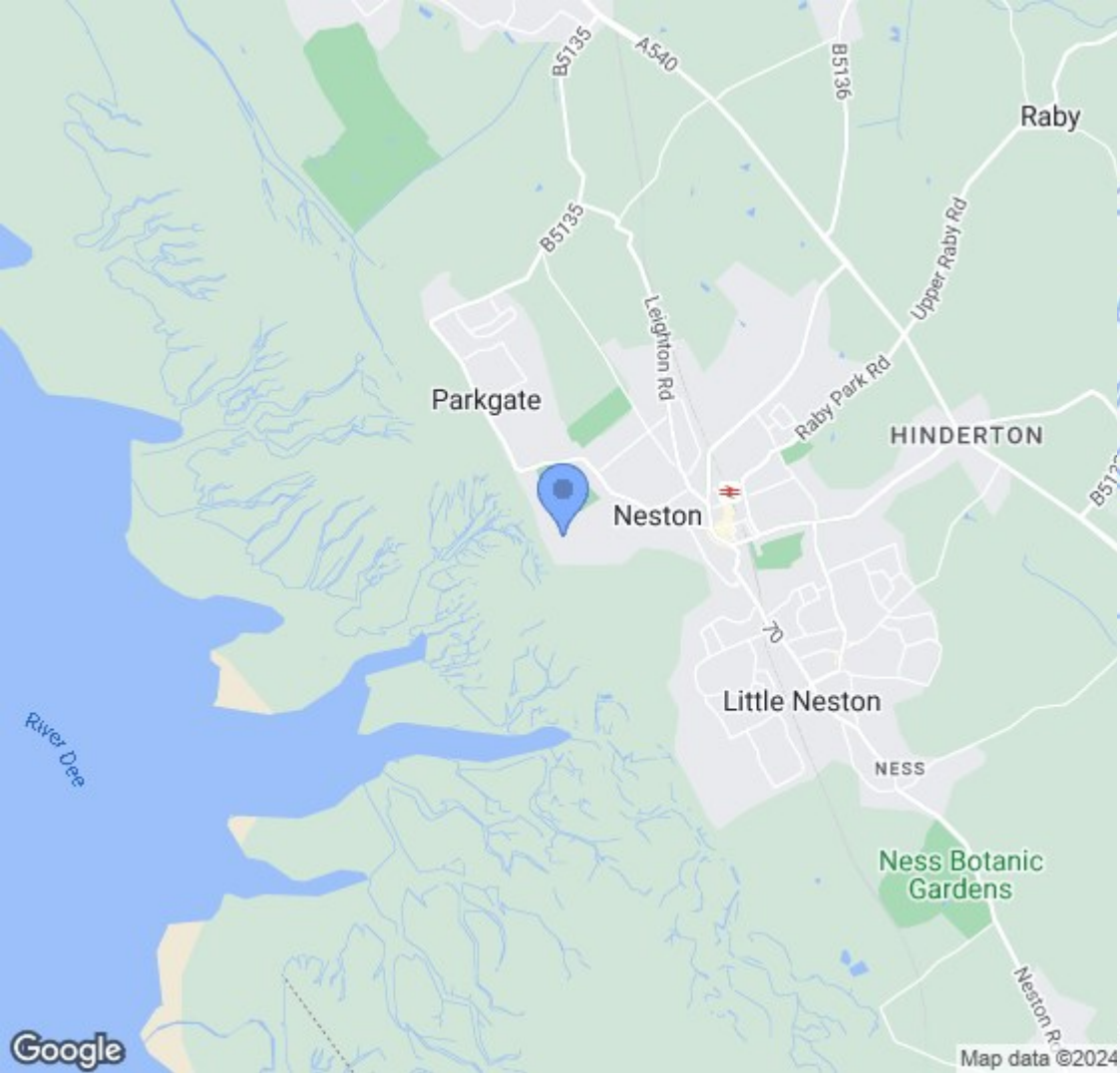
EPC & Floor Plan

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



Total area: approx. 166.7 sq. metres (1794.7 sq. feet)

5 Heron Court, Neston



Location Map

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