

DRAFT DETAILS

Constables
SALES & LETTINGS



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10 Carlton Close Neston CH64

£395,000



- Four Bedroom Semi Detached
- Family Home With Substantial Annex
- Excellent Parkgate Location
- Amazing Rear Garden
- Backing on The Wirral Way
- Separate Annex

Offering to the market this unique opportunity to acquire a substantially extended four bedroom semi detached family home on a quiet Cul-De-Sac of Parkgate, backing on to the Wirral Way.

This property has undergone considerable developments from the original design and offers four bedrooms, large kitchen / utility room, a large sweeping corner plot location which backs onto the Wirral Way and a substantial Annex on the plot, currently used as a garden room with adjoining shower room this space would be ideal for either home office, commercial use, conversion into self contained flat or home gym.

The property briefly comprises; entrance hall, lounge with large windows to the front of property, open plan dining room / garden room with windows and doors out to garden, spacious dual aspect fitted kitchen with utility and rear door along with W/C.

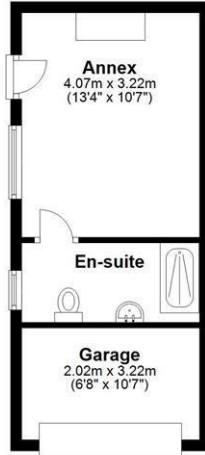
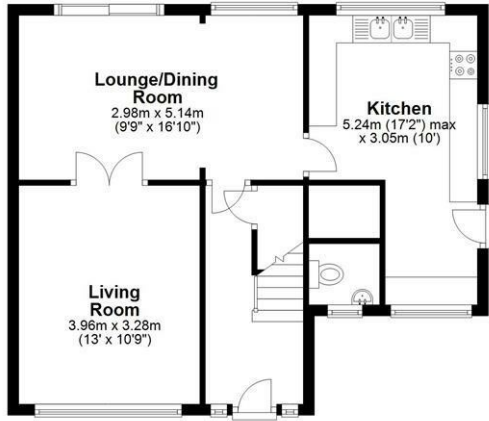
To the first floor there are three bedrooms and a family bathroom making up the original layout and an impressive master bedroom created from the double story extension with stunning views out over the garden.

Externally to the front of the property there is off road parking for several cars along with access to the front of the garage. To the rear of the property there is a well tended and landscaped 180 degree large rear garden with gate access onto the Wirral Way.

This property really needs to be viewing to appreciate what is on offer.

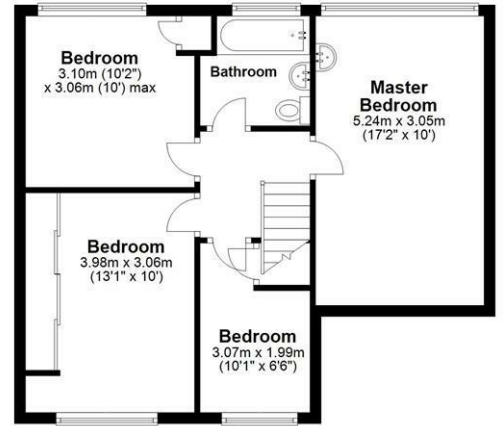
Ground Floor

Approx. 77.7 sq. metres (835.9 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 131.1 sq. metres (1411.6 sq. feet)
10 Carlton Close, Parkgate

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		



Entrance Hall

Lounge

Open Plan Dining / Garden Room

Kitchen / Utility

Downstairs W/C

First Floor

Master Bedroom

Second Bedroom

Third Bedroom

Fourth Bedroom

Garden Annex

Lounge

Shower Room





