

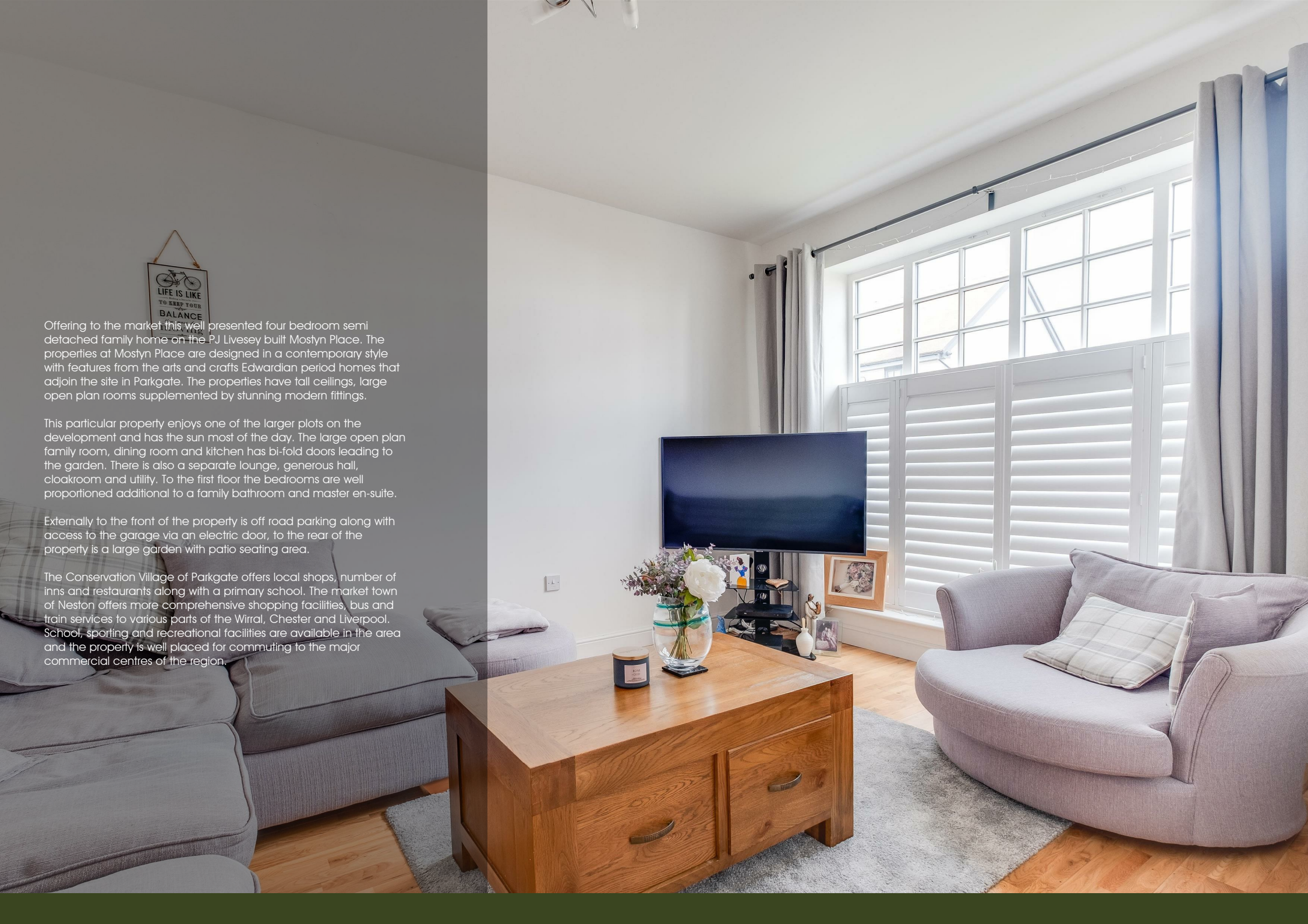


Constables
SALES & LETTINGS

George Drive

Parkgate, Neston

£475,000



Offering to the market this well presented four bedroom semi detached family home on the PJ Livesey built Mostyn Place. The properties at Mostyn Place are designed in a contemporary style with features from the arts and crafts Edwardian period homes that adjoin the site in Parkgate. The properties have tall ceilings, large open plan rooms supplemented by stunning modern fittings.

This particular property enjoys one of the larger plots on the development and has the sun most of the day. The large open plan family room, dining room and kitchen has bi-fold doors leading to the garden. There is also a separate lounge, generous hall, cloakroom and utility. To the first floor the bedrooms are well proportioned additional to a family bathroom and master en-suite.

Externally to the front of the property is off road parking along with access to the garage via an electric door, to the rear of the property is a large garden with patio seating area.

The Conservation Village of Parkgate offers local shops, number of inns and restaurants along with a primary school. The market town of Neston offers more comprehensive shopping facilities, bus and train services to various parts of the Wirral, Chester and Liverpool. School, sporting and recreational facilities are available in the area and the property is well placed for commuting to the major commercial centres of the region.



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- Four Bedroom Family Home
- New Boiler
- Master Bedroom with En-Suite
- Garage with Electric Door
- New Bi-Folding Doors
- Excellent Presentation Throughout

Entrance Hall

Garage

W/C

Lounge

14'3 x 10'6 (4.34m x 3.20m)

Kitchen / Diner

19'7 x 19'3 (5.97m x 5.87m)

Utility Room

First Floor Landing

Master Bedroom

14'5 x 10'1 (4.39m x 3.07m)

En-Suite Bathroom

Second Bedroom

13'1 x 10'5 (3.99m x 3.18m)

Third Bedroom

10'11 x 8'9 (3.33m x 2.67m)

Fourth Bedroom


10'11 x 8'4 (3.33m x 2.54m)

Family Bathroom

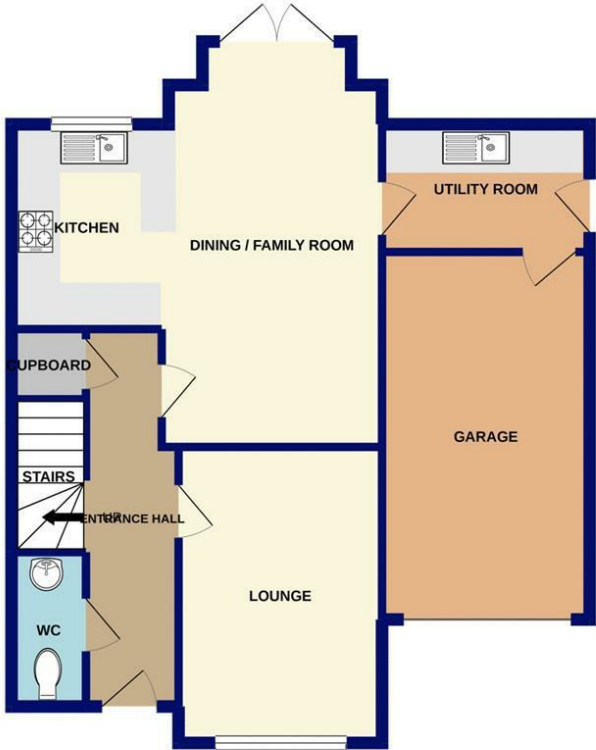




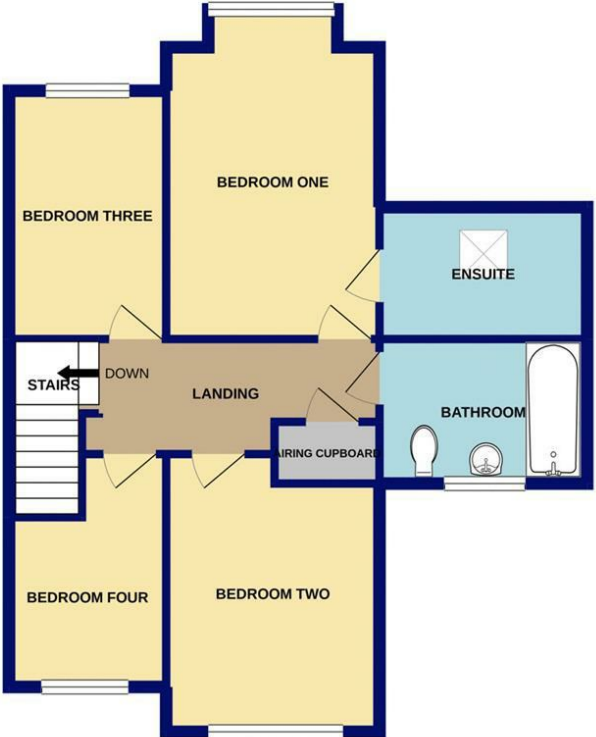
EPC & Floor Plan

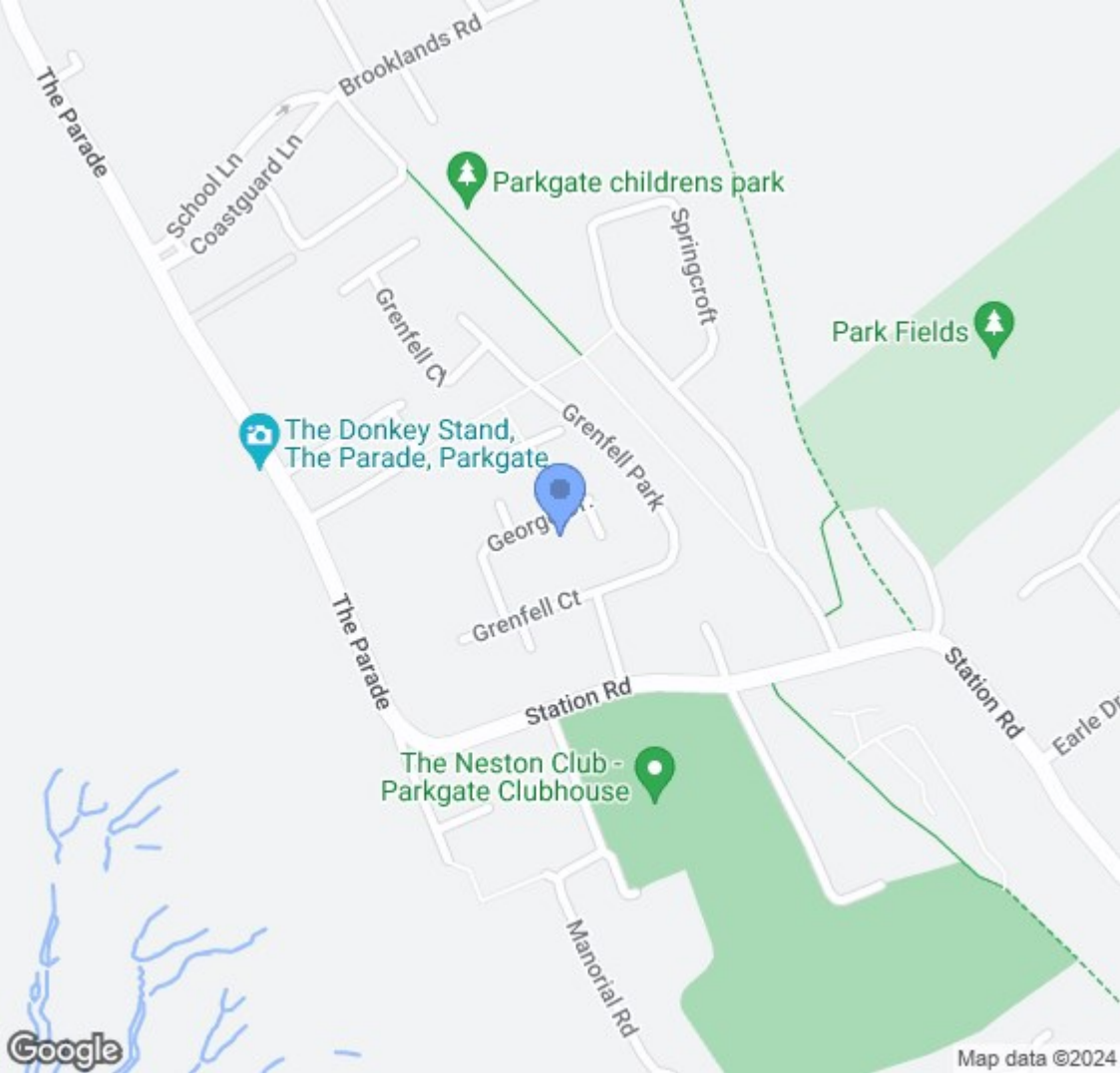
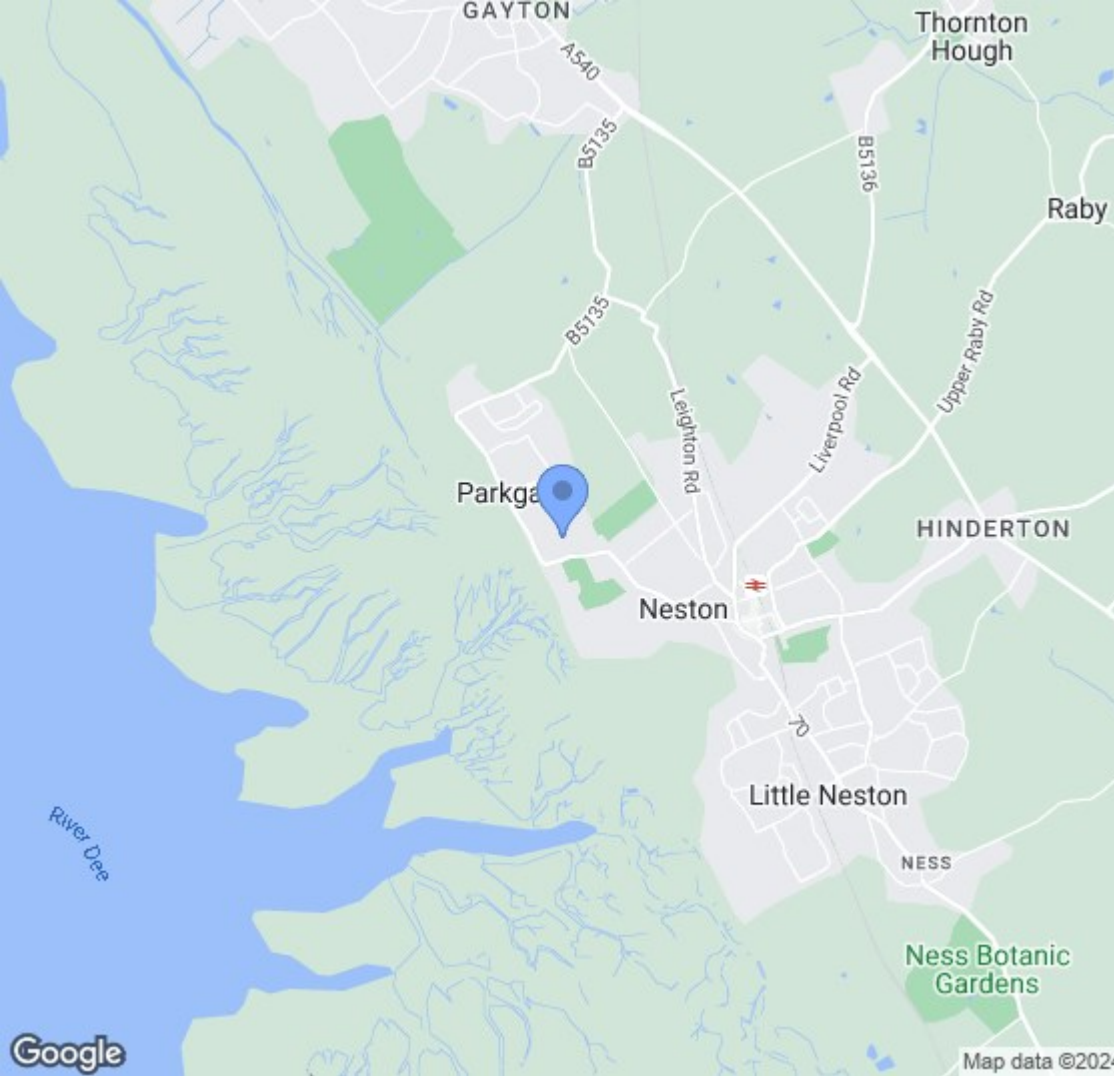
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
69.2 sq.m. (745 sq.ft.) approx.



1ST FLOOR
61.4 sq.m. (661 sq.ft.) approx.





Location Map

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S A L E S & L E T T I N G S

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