

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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## Leighton Nurseries The Runnell

£725,000



- Detached Property in Highly Sought After Area
- Set in Approximately 2.3 Acres Along a Private Driveway
- Semi-Rural yet Accessible Location
- Huge Potential for Development
- Four Bedrooms
- Large Lounge & Kitchen-Dining Room
- Double Garage
- Council Tax Band: F
- No Onward Chain
- Tenure: Freehold

Leighton Nurseries is a detached 1930s property with accommodation arranged over two floors. The property is set back from the road and approached along a private driveway off The Runnell. The property has private gardens along with a paddock and various outbuildings. The total plot size extends to approximately 2.3 acres.

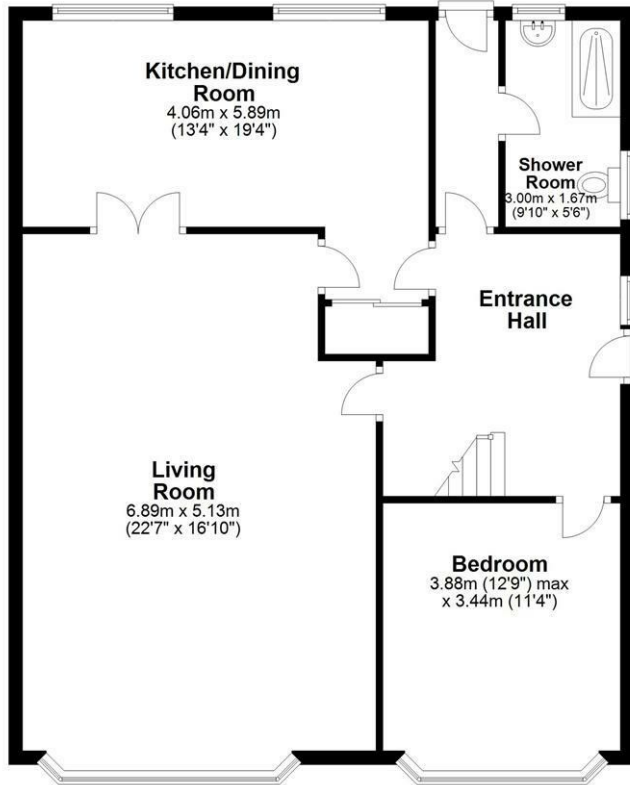
The accommodation is deceptively spacious and there is huge potential for further development and renovation. There is a welcoming entrance hallway with stairs to the first floor, a substantial living room with bay window and double doors opening to the kitchen-dining room which overlooks the garden and paddock at the rear. The ground floor also includes a ground floor bedroom, rear hallway and shower room. On the first floor there are two double bedrooms and a single bedroom and a W.C.

Leighton Nurseries occupies an extremely private and secluded position on The Runnell, Parkgate. It occupies a plot of approximately 2.3 acres with an established garden, and paddock. There is a double garage and greenhouse.

The property is offered for sale with no onward chain and early viewing is essential. Viewing strictly by appointment with the agent.

### Ground Floor

Approx. 93.3 sq. metres (1004.6 sq. feet)

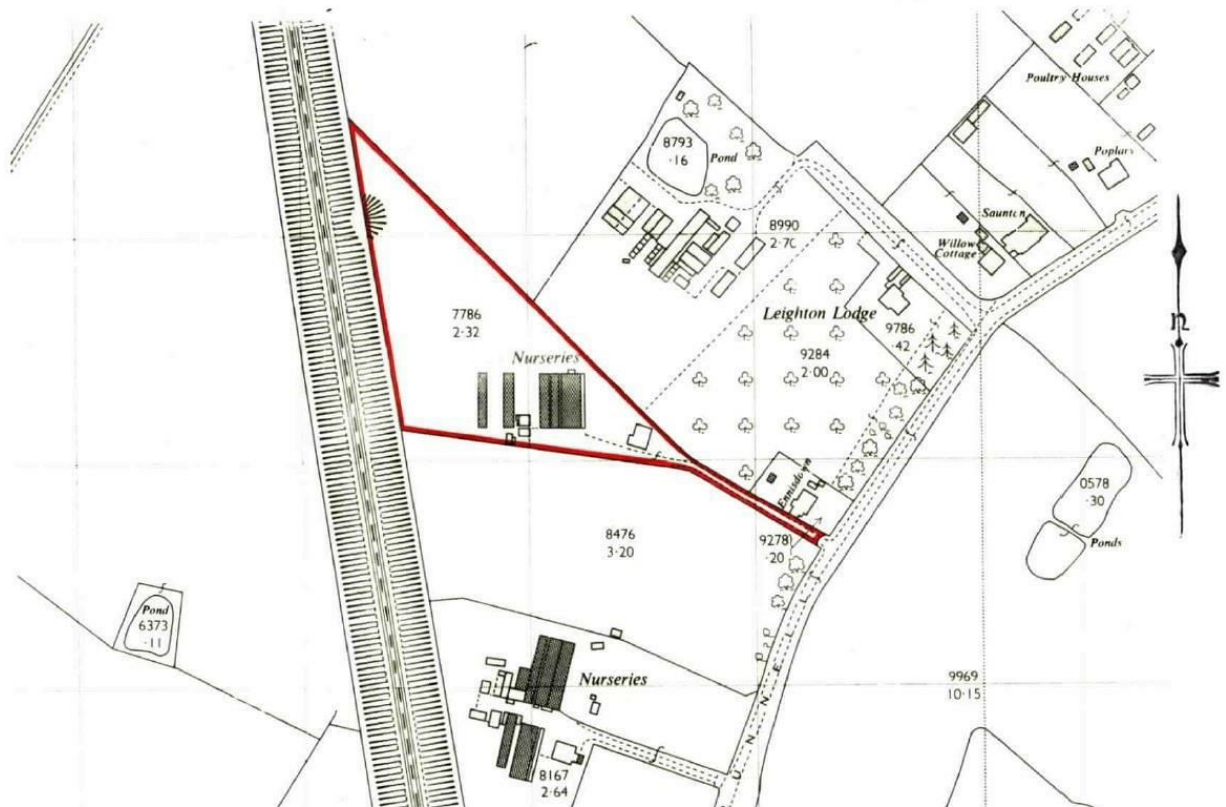


### First Floor

Approx. 72.4 sq. metres (779.1 sq. feet)



Total area: approx. 165.7 sq. metres (1783.6 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		63
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	10	
(1-20) <b>G</b>		



## Other Information

Tenure: Freehold

Council Tax Band: (Cheshire West and Chester)

Services: LPG heating, Main Electric, Sceptic Tank

## Location

Leighton Nurseries occupies an extremely private and secluded position on The Runnell, Parkgate, Cheshire; one of the areas most sought after roads. It is short distance to Parkgate, Heswall and Neston.

Neston 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. The coastal village of Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way.

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 0.1 miles away and 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

12'7" x 11'1"

### Lounge

22'7" into bay x 16'10"

### Kitchen-Dining Room

19'4" x 13'4" max

### Ground Floor Bedroom

12'6" x 11'3"

### Inner Hallway

### Shower Room

9'10" x 6'2"

## Landing

W.C.

### Bedroom Two

17'10" x 12'7" max

### Bedroom Three

16'6" x 10'2"

### Bedroom Four

10'4" x 6'5"

















