

DRAFT DETAILS

Constables
SALES & LETTINGS



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4 Mostyn Square Neston CH64

£800,000



- Period Double Fronted Townhouse
- Four Bedrooms
- Two Bathrooms
- Two reception Room, Impressive Kitchen-Diner & Sun Room.
- Exceptional Fit and Finish Throughout
- Off Road Parking
- Private Landscaped Rear Garden
- Idyllic Parkgate Front Location with Views Over The Dee Estuary
- Tenure: Freehold
- Council Tax Band: E

Constables are delighted to offer for sale this impressive double fronted period townhouse situated in a highly desirable location, off the square in Parkgate.

No4 Mostyn Square provides a spacious residence dating back to 1898. The property retains original features including exposed wood flooring, fireplaces, sash windows and ceiling coving; these synergise perfectly with contemporary fittings and finishes throughout.

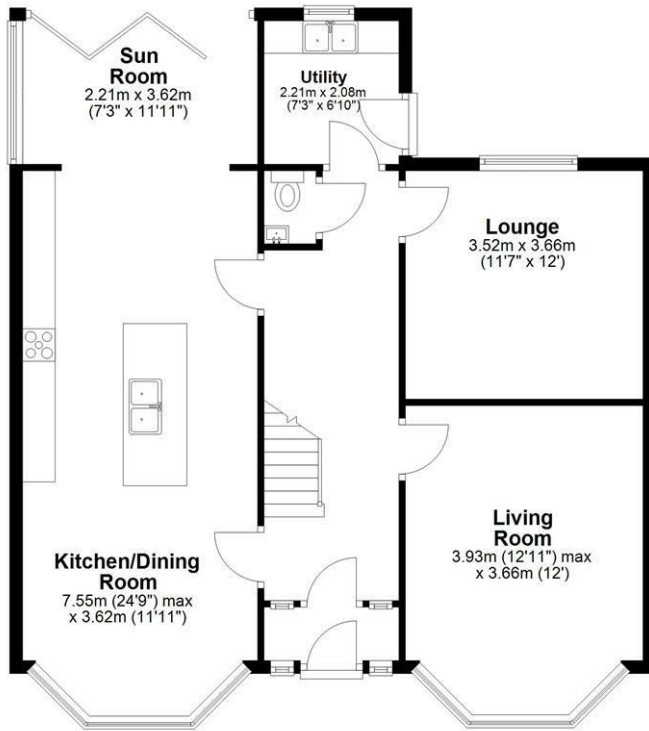
Set back off the square, the townhouse is approached through two sandstone pillars which lead into an arched entrance and further into a vestibule with stained glass windows and door into the hallway. There is a large lounge with modern sash windows and an open fireplace. At the rear of the property is a separate snug, currently utilized as an office. A particular feature of the property is the modern open plan kitchen / diner with fitted appliances, AGA and built in pantry, this space opens into a glass ceiling sun room overlooking the garden.

On the first floor are four double bedrooms and two bathrooms, the rooms at the front of the property enjoy views over the Dee Estuary towards the Welsh Hills. There is loft access off the landing; the loft has been boarded and is an excellent storage space, there is an oversized access door, ladder and railings. This space could be converted subject to the relevant permissions. The fourth bedroom has been connected to the master bedroom to function as a dressing room however the doorway has been left to allow conversion back into a fourth bedroom.

At the rear of the property is a tastefully landscaped garden with various seating areas, Mediterranean style planted borders, and feature lighting.

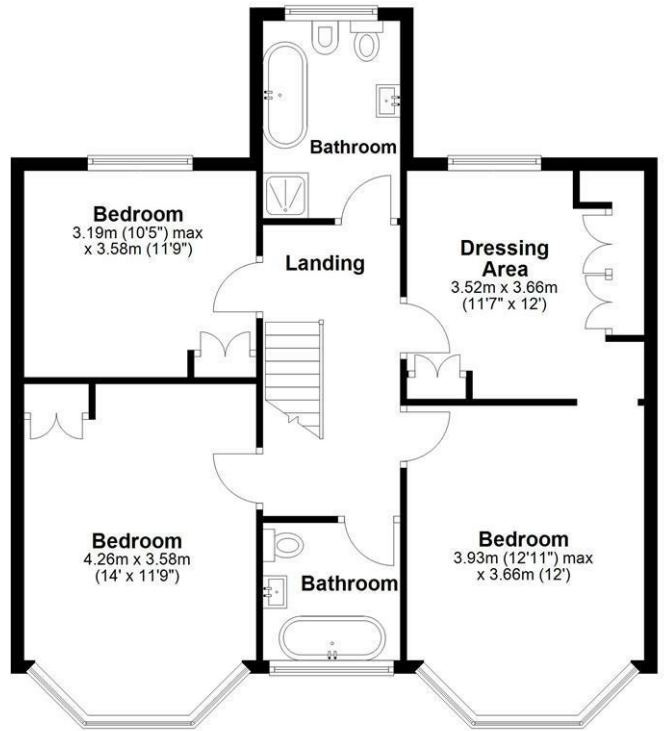
Ground Floor

Approx. 86.8 sq. metres (934.7 sq. feet)



First Floor

Approx. 78.4 sq. metres (843.6 sq. feet)



Total area: approx. 165.2 sq. metres (1778.3 sq. feet)

4 Moystyn Square, Parkgate, Neston

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		



Location

The property is located in the highly sought after village of Parkgate, Cheshire's only coastal village, and is a short distance from the market town of 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 Calday, 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 via Liverpool Road 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.

Vestibule Entrance

Hallway

Living Room

12'11" x 12'

Lounge / Office

11'7" x 12'

Kitchen-Dining Room

24'9" x 11'11"

Sun Room

7'3" x 11'11"

Utility Room

7'3" x 6'10"

Cloakroom

Landing

Master Bedroom

12'11" x 12'

Bedroom Two

14' x 11'9"

Bedroom Three

10'5" x 11'9"

Bedroom Four / Dressing Room

11'7" x 12'

Bathroom

Guest Bathroom

