



Constables
SALES & LETTINGS

Wood Lane

Parkgate, Neston

£440,000

A photograph of an entrance hallway in a house. The hallway has a grey carpet and white walls. On the left, there is a wooden door and a small wooden table with a telephone on it. On the right, there are two more wooden doors. At the end of the hallway, there is an open doorway leading to a living room with a pink sofa and a window with curtains. A framed picture hangs on the wall to the left of the hallway.

Constructed in the 1960s, The Mews, Wood Lane is an impressive, detached residence that is located in a highly sought after area, along a quiet unadopted road a short distance from Neston town centre and Parkgate.

The property provides spacious accommodation that has been incredibly well-maintained and is unique in its design with many original features including vaulted lounge ceiling and galleried landing.

The accommodation comprises; entrance hallway with built in storage cupboard, dining room which was converted from the original garage, a modern kitchen with an integrated oven, microwave, and hob and an excellent range of storage units in a shaker style. There is a spacious lounge with feature vaulted ceiling, open staircase and patio doors leading out to the garden. On the first floor there are three bedrooms with built in storage and a shower room with cupboard housing the combi boiler. Externally there are beautifully landscaped, gardens at the front and rear, which contain many specimen plants and there is a useful storage shed with power. A driveway at the front provides off road parking.

Early viewing is highly recommended.

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- Mid-Century Detached Property
- Sought After Location Close to Town Centre
- Beautifully Landscaped Gardens
- Council Tax Band: E
- Three Bedrooms
- Modern Kitchen
- Storage Shed
- Two Reception Rooms
- Off Road Parking
- Tenure: Freehold

Location

Wood Lane is one of the most sought after roads in Parkgate, Cheshire and it is within walking distance to Parkgate Village and the market town of Neston as well as being close to The Wirral Way.

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 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.

Entrance Hallway

Cloakroom

9'2" x 3'9" (2.79m x 1.14m)

Kitchen

8'11" x 9'2" (2.72m x 2.79m)

Dining Room

13'11" x 8'10" (4.24m x 2.69m)

Lounge

23'112 x 15'11" (7.01m x 4.85m)

First Floor Landing

Bedroom One

14' x 8'11" (4.27m x 2.72m)

Bedroom Two

14'6" x 9'3" (4.42m x 2.82m)

Bedroom Three

11'6" x 4'11" (3.51m x 1.50m)


Bathroom

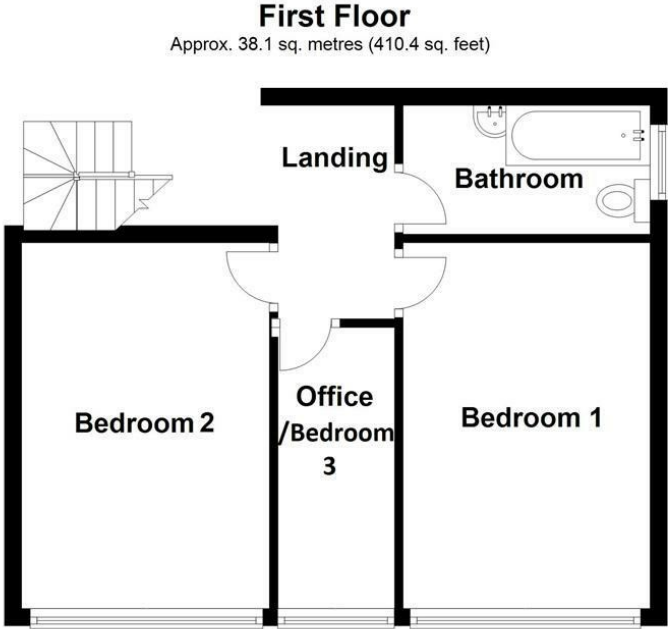
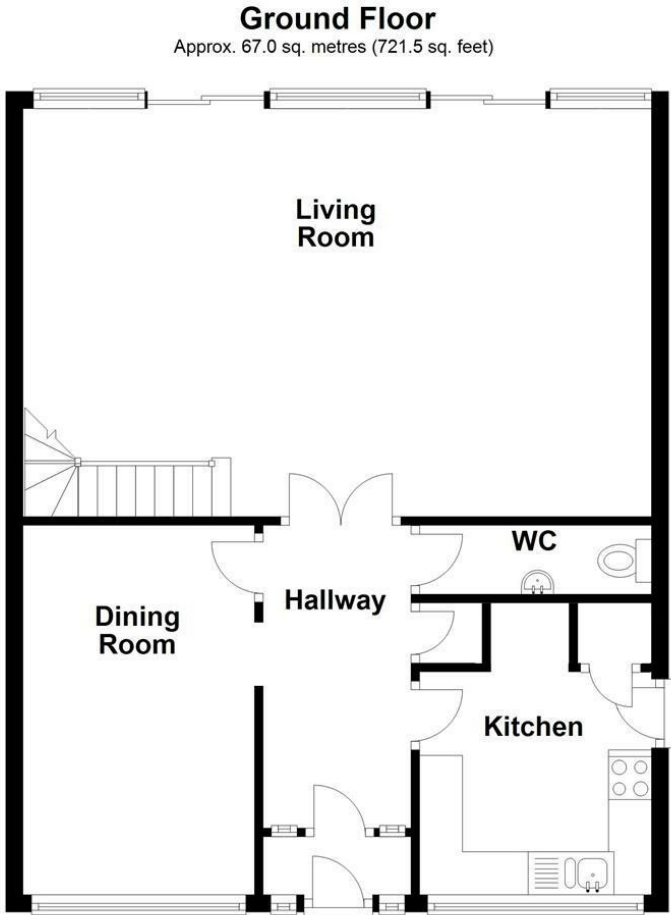
9'3" x 5'2" (2.82m x 1.57m)

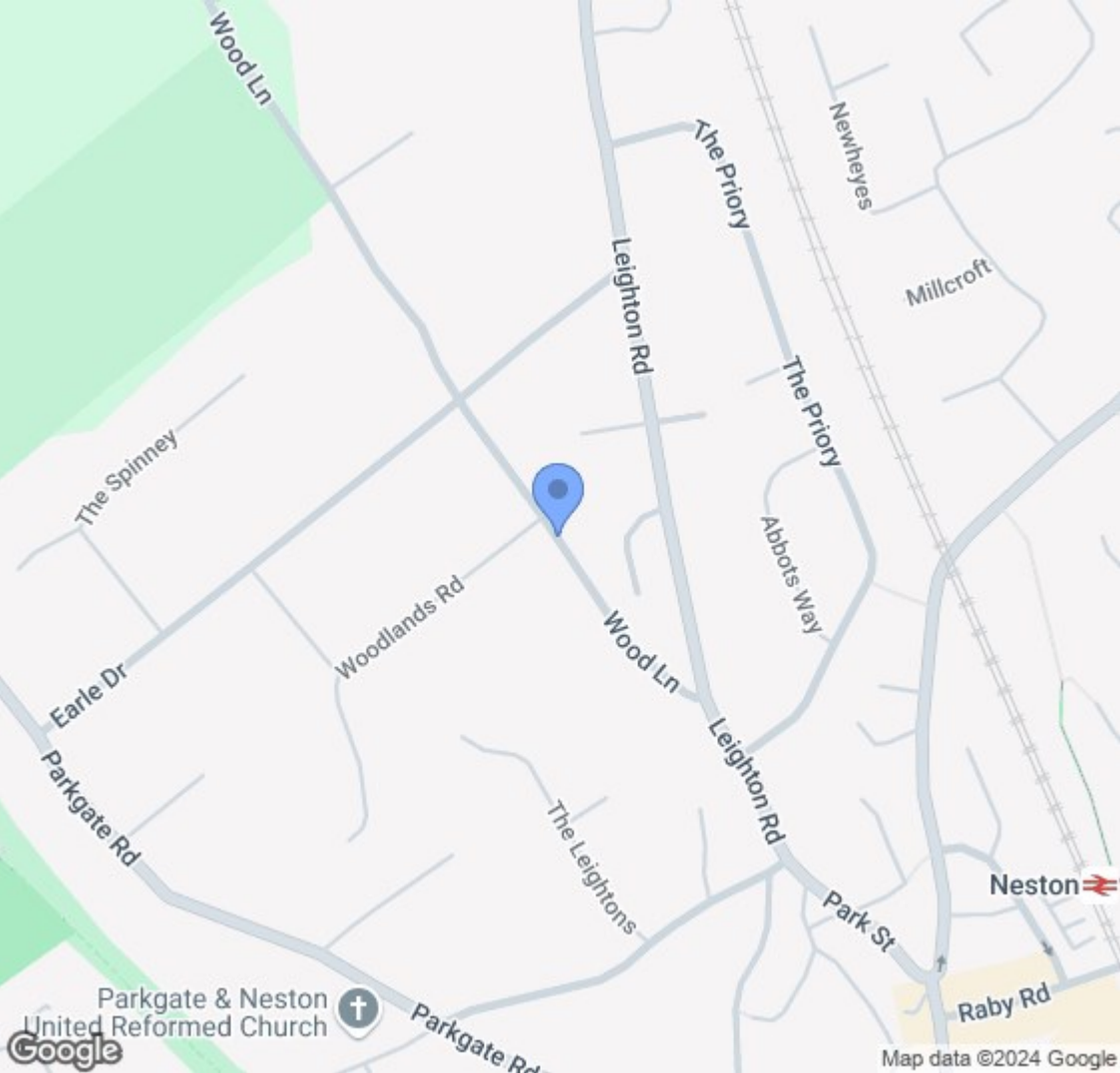
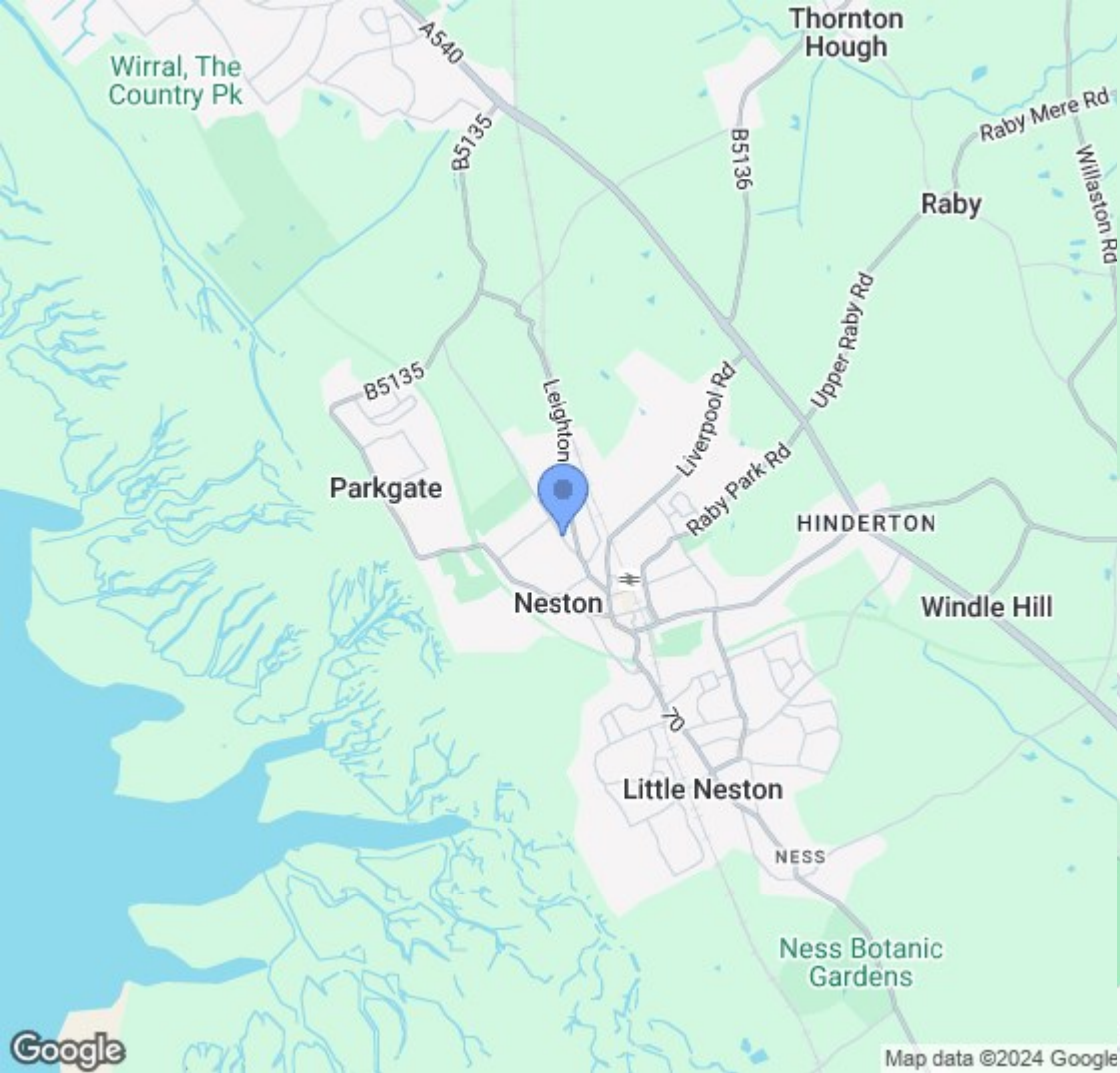




EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Location Map

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