

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



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**1 Swifts Weint Neston CH64 6SJ**

**£365,000 Offers Over**



- Semi-Detached Character Cottage
- Located along a Private Road off Parkgate Front
- Two Bedrooms
- Lounge with Log-Burning Stove & Dining Room
- Modern Kitchen & Bathroom
- Immaculate Presentation Throughout
- Full Renovation and Modernisation
- Private Rear Garden
- Off Road Parking for Two Cars
- Council Tax Band: C

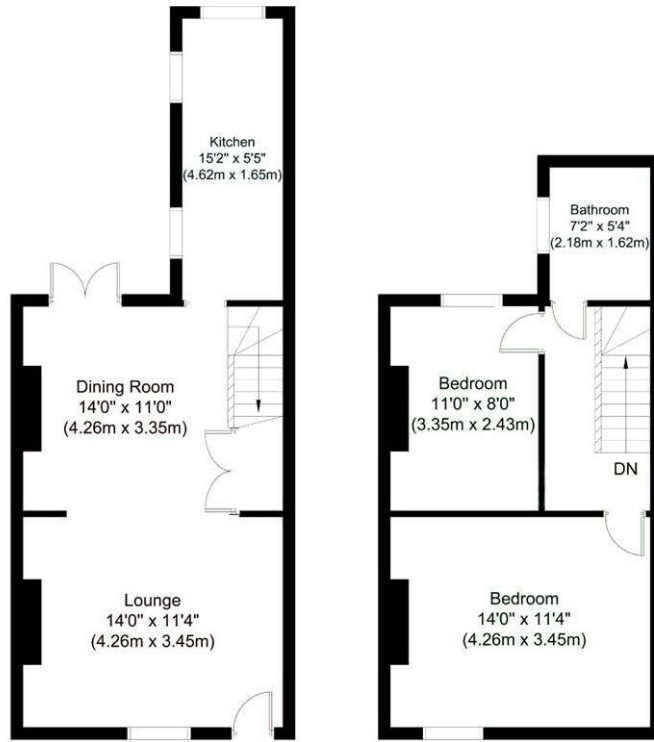
Constables is delighted to offer to the market this exceptionally well-presented two bedroom character cottage in the heart of Parkgate. This property has undergone an extensive renovation by the current owners and offers a very high standard of fit and finish throughout.

This property briefly comprises; large and spacious lounge with recently fitted log burning stove and feature fireplace, leading through to a bright and spacious dining room with double doors onto the garden and storage pantry under the stairs with beautifully styled feature doors. The kitchen is a modern range of low and high level storage with range cooker and Belfast sink, the kitchen has two windows overlooking the rear garden.

To the first floor there are two double bedrooms both of which enjoying large windows and feature fireplaces. The bathroom is also located on the first floor and has been recently renovated with a double base shower and Velux window.

Externally to the front of the property there is off road parking and an EV charger point along with a front garden with planted border. To the rear of the property there is a gravelled courtyard with hard standing and shed.

For illustrative purposes only. Not to scale.  
Plan indicates property layout only.



Ground Floor  
Approx Floor Area  
37.18 Sq. m. (400 Sq. Ft.)

First Floor  
Approx Floor Area  
33.15 Sq. m. (357 Sq. Ft.)

Total Approx Floor Area  
70.33 Sq. m. (757 Sq. Ft.)

# 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



## **Other Information**

The property is double glazed and has fibre broadband.

Services: Mains Gas, Mains Drainage, Mains Electric.

Council Tax Band: C (Cheshire West & Chester)

Tenure: Freehold.

## **Location**

The property is located in the highly sought after conservation village of Parkgate in Cheshire.

Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way. Neston is a short distance from the property and 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.

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, 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.

## **Lounge**

14'0 x 11'4

## **Dining Room**

14'0 x 11'0

## **Kitchen**

15'2 x 5'5

## **First Floor**

### **Master Bedroom**

14'0 x 11'4

### **Second Bedroom**

11'0 x 8'0

### **Bathroom**

7'2 x 5'4



















