

DRAFT DETAILS

Constables

SALES & LETTINGS



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C

6 The Anchorage Parkgate

£1,000,000



- Detached Bungalow in highly desirable location on the Dee Estuary
- Panoramic Views of The towards the Welsh hills.
- Exceptional Finish Throughout
- Four Bedrooms & Three Bathrooms
- En-suite and Dressing Room off Main Bedroom
- Open Plan Kitchen-Living Space
- Utility Room & Study
- Elevated Private Patio with Views
- Tenure: Freehold
- Council Tax Band: G

Constables is delighted to offer to the market this exceptional one of a kind four bedroom detached home which adjoins the Dee Estuary and enjoy panoramic views over the Estuary towards the Welsh hills. This property has been fully renovated and modernised by the current owner with exceptional attention to detail to create a stunning home.

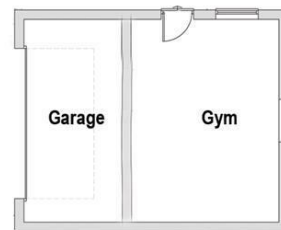
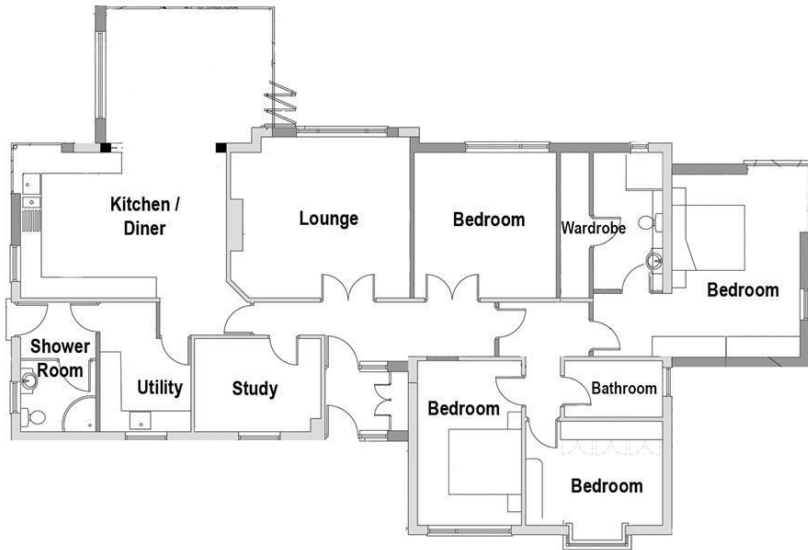
As you step inside, you'll be greeted by two reception rooms that provide ample space for entertaining or relaxing with family. The lounge enjoys a feature fireplace and bi-folding doors out onto the elevated rear patio. To the left hand side of the property there is a large open plan kitchen / dining lounge space with wide range of low and high level storage, integrated appliances including double oven, dishwasher and wine fridge, functional center island and a large glass wall, roof lantern and bi-folding doors to enjoy the full extent of the panoramic view. A handy utility room and shower room are located off the kitchen. The accommodation on this wing is completed by a study which could be used as an additional bedroom if required.

There are four bedrooms located to the other wing of the property, the master of which enjoying floor to ceiling windows, large en-suite and walk in wardrobe.

This property is double glazed throughout, has underfloor heating along with air-conditioning for those hot summer months. Part of the double garage has been converted to offer an impressive gym space.

Located in the desirable Parkgate area, this property offers not just a home, but a lifestyle. Whether you're enjoying the views from your living room or taking a leisurely stroll in the neighborhood, this property provides the perfect setting for a peaceful and comfortable living experience.

Don't miss out on the opportunity to make this beautiful property your new home in Parkgate. Contact us today to arrange a viewing and see for yourself the charm and beauty that this property has to offer.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



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.

Accommodation

Entrance Hall

Lounge

13'02 x 17'06

Study / Bedroom Five

8'10 x 12'10

Kitchen

17'02 x 19'01

Diner / Garden Room

12'00 x 16'04

Utility Room

8'02 x 12'09

Shower Room

7'01 x 8'02

Master Bedroom

16'04 x 11'02

En-suite

12'06 x 6'06

Walk in Wardrobe

4'00 x 13'04

Second Bedroom

13'10 (to wardrobe front) x 9'11

Third Bedroom

11'08 x 13'03

Fourth Bedroom

9'08 x 12'10

Bathroom

9'00 x 6'02

Gym

Garage







