



Constables
SALES & LETTINGS

Bevyl Road

, Parkgate

£600,000



An impressive detached bungalow that enjoys an enviable location just off The Parade in Parkgate.

The property offers incredibly spacious and versatile accommodation that is immaculately presented throughout. The accommodation briefly comprises; entrance hallway with two built in storage cupboards, kitchen-breakfast room with an integrated double oven and dishwasher, utility room and dining room with an open archway into a sitting room. The property has four good sized bedrooms with built in wardrobes and there are two bathrooms; one of which is en-suite to the master bedroom.

The property is set back from the road with a large lawned garden and tarmac driveway providing off road parking for several vehicles, this leads to a double garage with electric up and over door and workshop. At the rear of the property is an enclosed garden that is incredibly private, the garden is laid to lawn with established borders.

This fantastic property must be viewed to be appreciated and early viewing is essential.



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- Detached Bungalow
- Two Bathrooms
- Double Garage
- Tenure: Freehold

- Private Plot in Prime Parkgate Location
- Two Reception Rooms
- Private Rear Garden
- Four Bedrooms
- Kitchen-Breakfast Room & Utility Room
- Council Tax Band: F

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 Hallway

14'06" max x 8'08" (4.42m max x 2.64m)

Lounge

18' x 13'5" (5.49m x 4.09m)

Dining Room

11'10" x 10'11" (3.61m x 3.33m)

Study Area/Sitting Room

7'5" x 18' (2.26m x 5.49m)

Kitchen-Breakfast Room

14'10" x 9'11" (4.52m x 3.02m)

Utility Room

7'10" x 6'5" (2.39m x 1.96m)

Master Bedroom

16'04" max x 13'5" (4.98m max x 4.09m)

En-suite

4'10" x 6'05" (1.47m x 1.96m)

Bedroom Two

12'04" x 13'05" (3.76m x 4.09m)

Bedroom Three

8'05" x 8'10" (2.57m x 2.69m)

Bedroom Four

10'11" x 8'10" (3.33m x 2.69m)

Bathroom

9'4" x 6'9" (2.84m x 2.06m)

Garage


20'4" x 16'11" (6.20m x 5.16m)

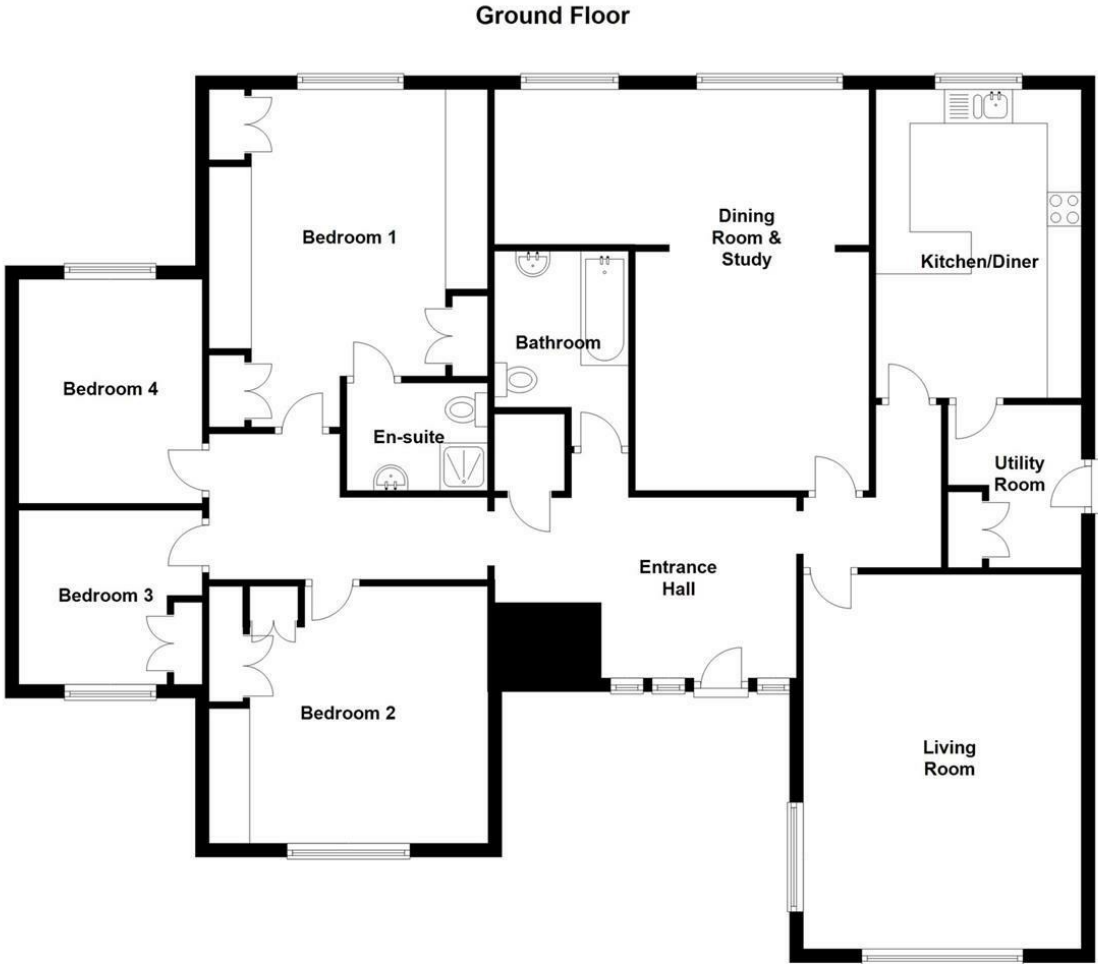
Overall measurement excluding workshop.





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

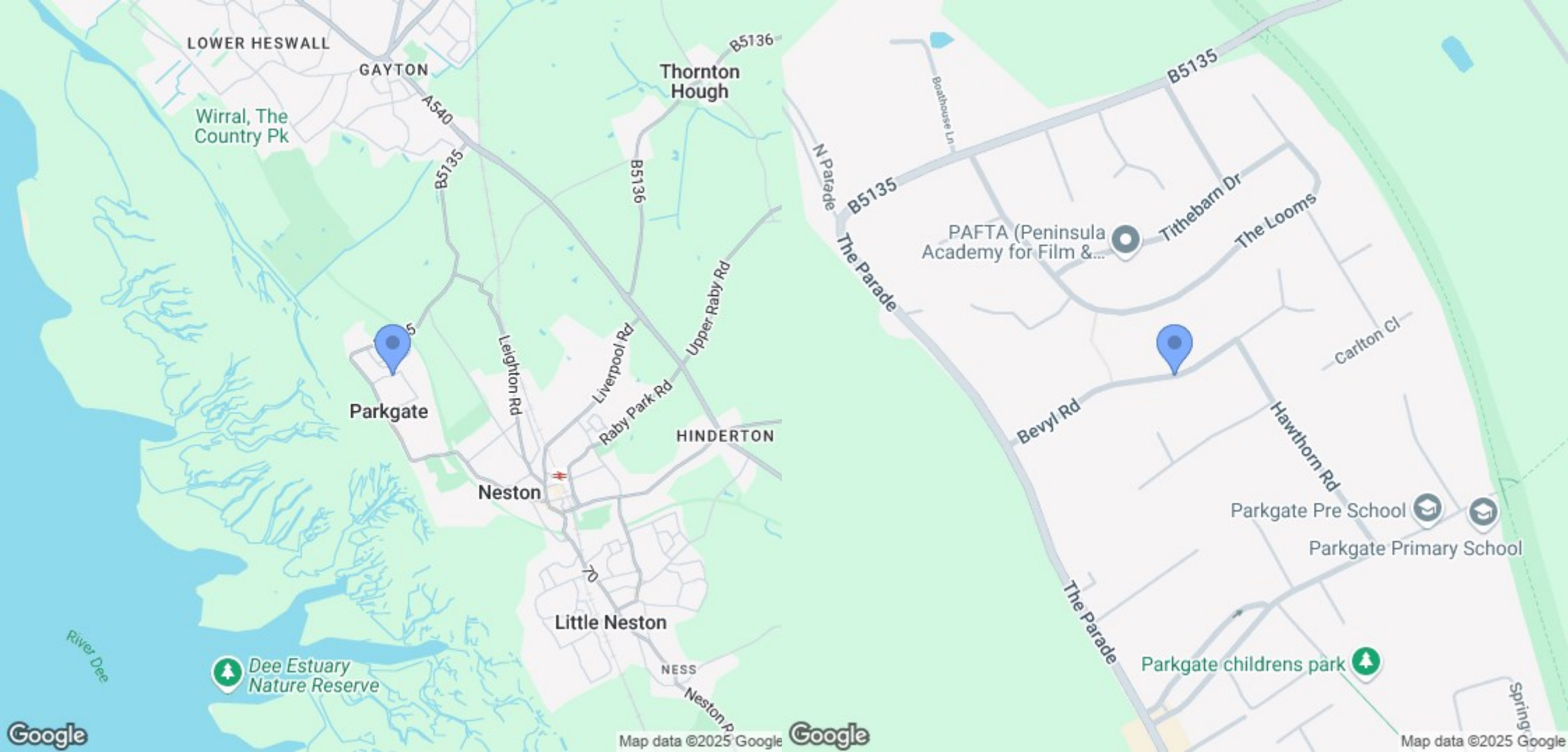


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Location Map

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