




Constables
SALES & LETTINGS

Leighton Chase , Neston

£525,000



Constables are pleased to present this impressive four-bedroom detached residence, situated within an exclusive development just a short distance from Neston and Parkgate, Cheshire. The property boasts four generously sized double bedrooms, three reception rooms, two bathrooms, a large private corner plot, a utility room, a ground floor W.C. and a detached double garage.

Upon entering, the entrance hall features a striking staircase, cloak storage, and access to both a ground floor W/C and a reception room currently utilized as a bedroom. On the opposite side of the hallway, a spacious living room enjoys sliding doors that open onto the garden, with double doors leading through to a sizable dining room. The dining area flows seamlessly into the kitchen, which is equipped with a range of high and low-level storage units and offers views over the garden. A utility room, conveniently located behind the kitchen, completes the ground floor layout.

The first floor accommodates four double bedrooms, including a master suite with an en-suite bathroom. A well-appointed family bathroom features a white three-piece suite with a shower over the bath.

Externally, the property benefits from a long driveway that leads to a beautifully landscaped front garden and provides access to the detached double garage. The spacious rear garden wraps around the corner of the property, offering ample outdoor space for relaxation and entertaining.



Constables

SALES & LETTINGS

- Detached Property On a Corner Plot
- Two Bathrooms & Ground Floor W.C.
- Large Private Garden
- Cul-De-Sac Location
- Four Bedrooms
- Long Drive and Double Garage
- Close To Neston & Parkgate
- Three Reception Rooms
- Utility Room
- No Onward Chain

Entrance Hall

Living Room

17'7 x 14'8 (5.36m x 4.47m)

Dining Room

8'7 x 10'8 (2.62m x 3.25m)

Kitchen

11'8 x 10'9 (3.56m x 3.28m)

Utility Room

W/C

Second Lounge / Bedroom

9'9 x 10'08 (2.97m x 3.25m)

First Floor

Master Bedroom

11'7 x 11'5 (3.53m x 3.48m)

En-suite

Second Bedroom

10'1 x 10'8 (3.07m x 3.25m)

Third Bedroom

8'10 x 10'4 (2.69m x 3.15m)

Fourth Bedroom

9'9 x 10'8 (2.97m x 3.25m)

Bathroom

7'2" x 7'0" (2.19m x 2.15m)


Garage

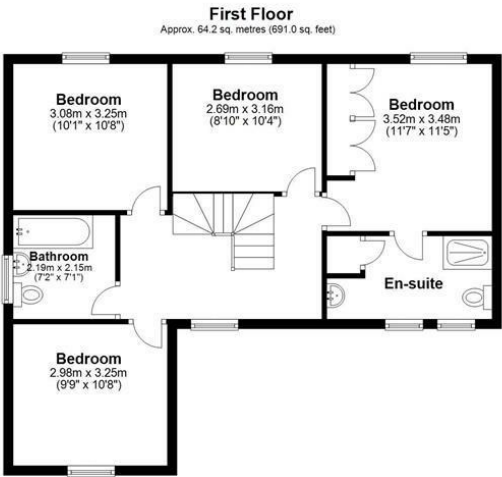
approx 18'0" x 18'0" (approx 5.5m x 5.5m)



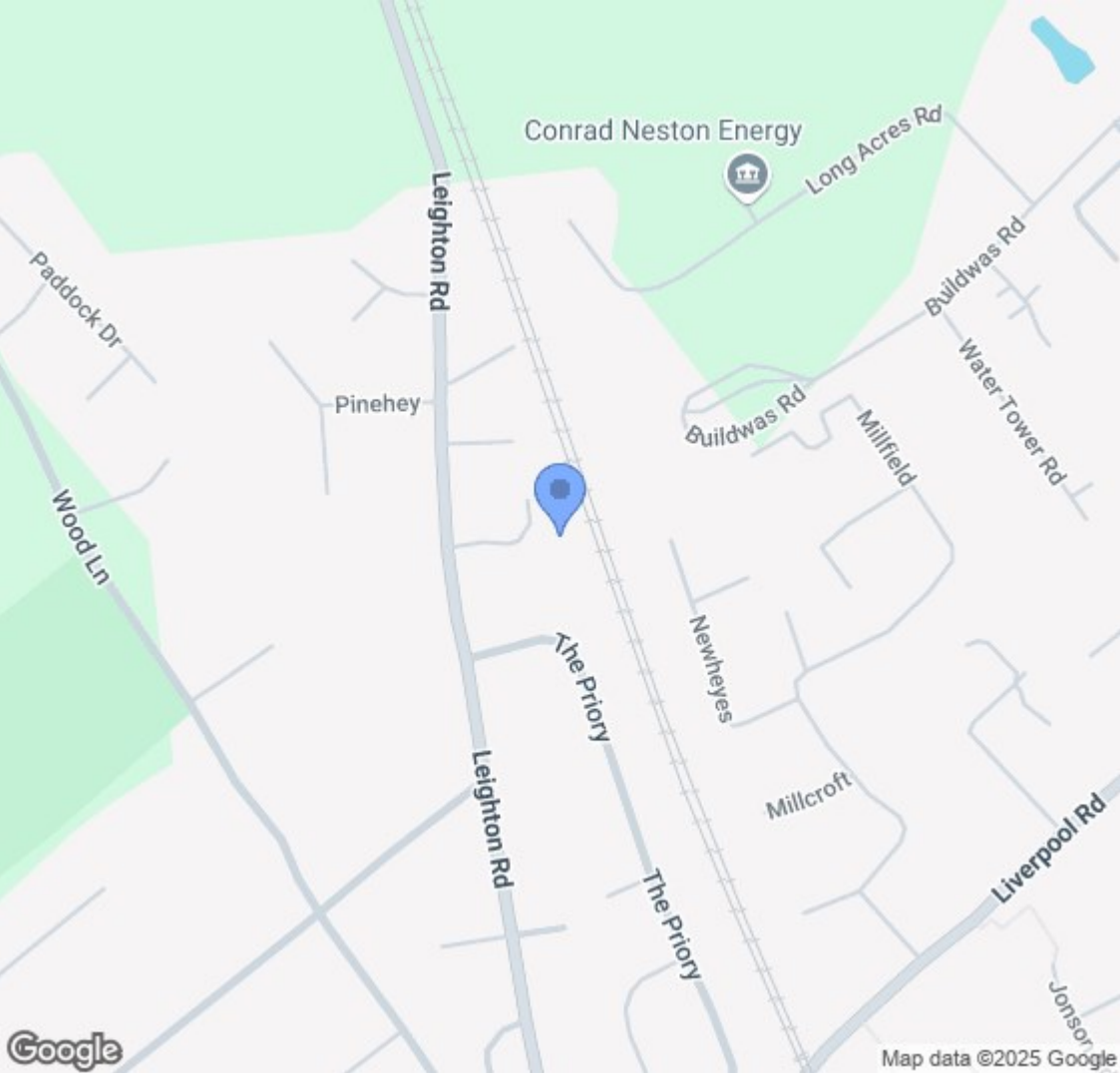
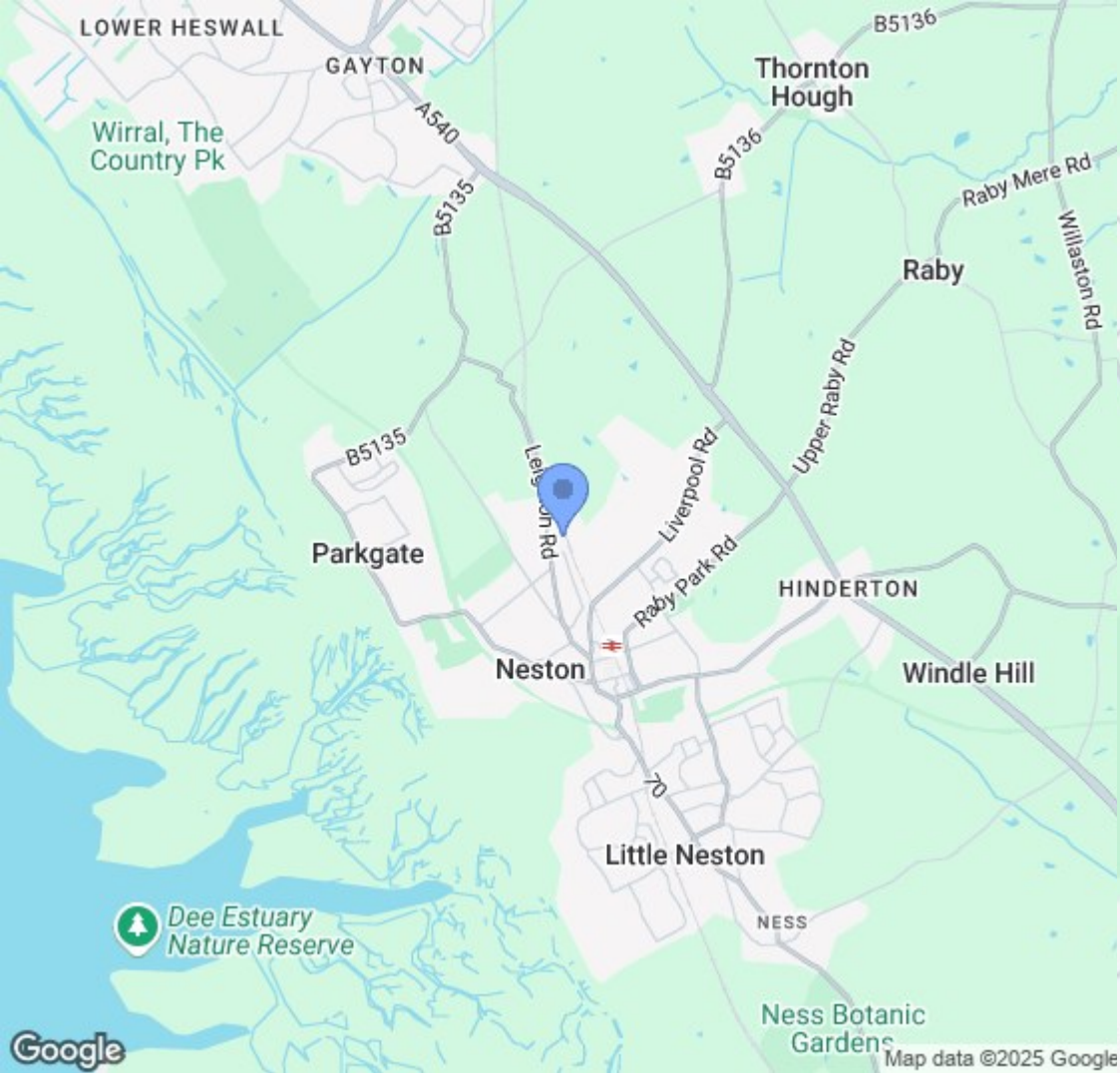


EPC & Floor Plan

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



Total area: approx. 161.9 sq. metres (1743.1 sq. feet)
5 Leighton Close, NESTON



Location Map

Constables

S A L E S & L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

www.constablesestateagents.co.uk

info@constablesestateagents.co.uk

0151 353 1333