



Constables
SALES & LETTINGS

Manorial Road , Parkgate

£550,000

Constables are delighted to present to the market this outstanding opportunity to acquire a truly unique and versatile family home, ideally located on the highly sought-after Manorial Road — one of the area's most prestigious residential addresses.

Occupying a generous plot and enjoying an elevated position with breath taking views across the Dee Estuary, this striking detached residence offers spacious and flexible accommodation, with pending outline planning permission (ref: PAA683167162) for a substantial extension and modernisation — making it an ideal prospect for buyers looking to create their dream home.

Upon entering the property, you are welcomed into a spacious entrance hallway with a ground floor cloakroom and storage. The ground floor hosts two well-proportioned bedrooms, both of which benefit from ample natural light, as well as a large guest bedroom complete with a private en-suite bathroom, offering an ideal space for visitors or extended family.

The rear of the property is home to a modern fitted kitchen featuring a range of base and wall-mounted units, which opens seamlessly into the formal dining room, perfect for family meals and entertaining. Beyond this, a charming garden room provides an additional reception space with views and access to the rear garden — ideal for relaxing year-round.

Upstairs, the property continues to impress with a magnificent first-floor lounge. This standout room is designed to take full advantage of the panoramic estuary views, with a large picture window flooding the space with natural light. Also on the first floor is an additional double bedroom and a modern family bathroom.

Externally, the home boasts a large front driveway providing off-road parking for several vehicles, as well as a generous front garden with mature planting. The rear garden offers further outdoor space with plenty of potential for landscaping or future development, subject to the approved plans.





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- Three / Four Bedroom Detached
- Incredible Views over the Dee Estuary
- Scope for Modernisation / Extension
- Pending Outline Plans for Modernisation
- Off Road Parking and Generous Garden
- Exceptional Parkgate Location

Entrance Hall

Cloaks

Bedroom

Study

Guest Bedroom

En-suite

Kitchen

Dining Room

Garden Room

First Floor

Lounge

Bedroom

Bathroom

Garage


Boiler Room

Fuel Room

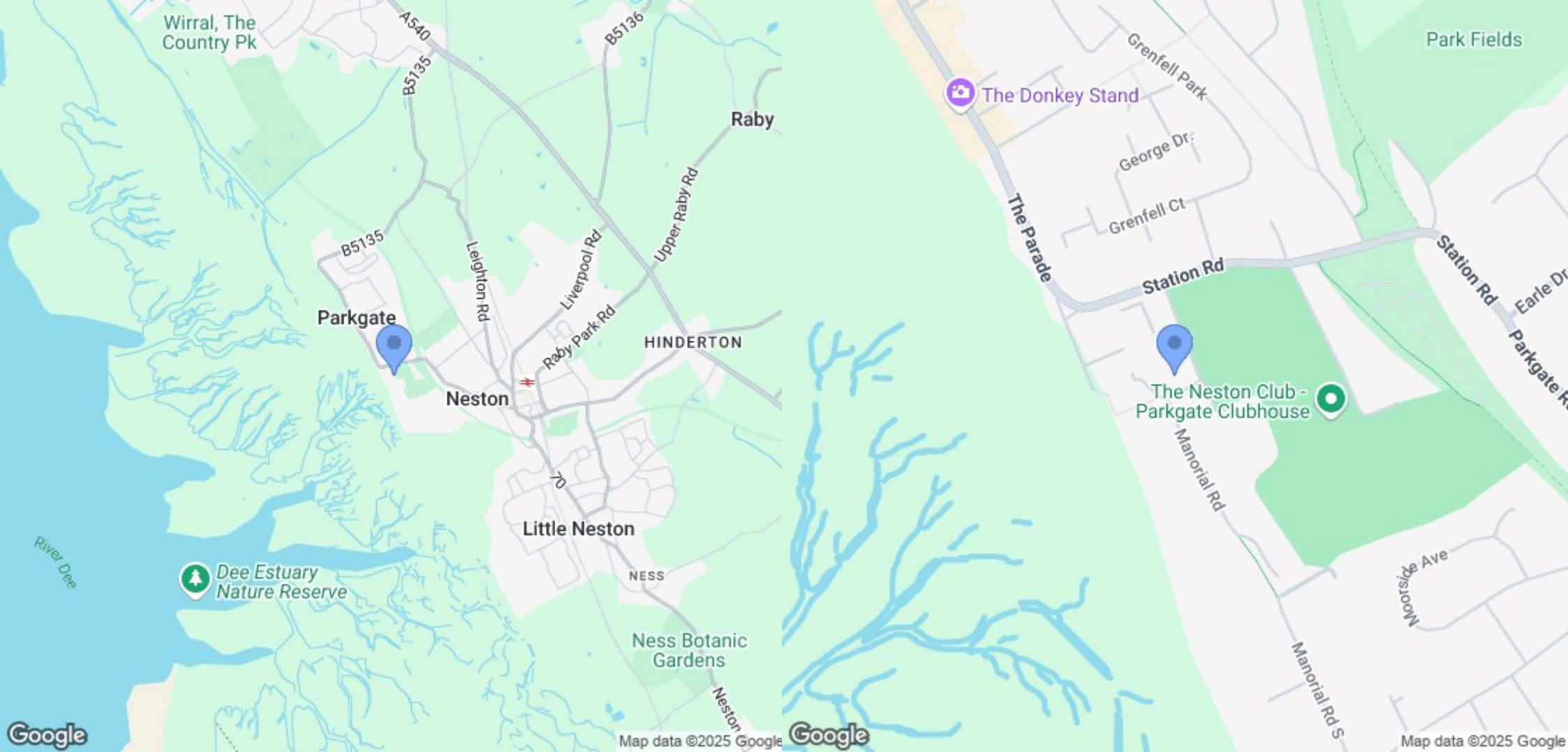




EPC & Floor Plan

| Energy Efficiency Rating | | |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 17 | |
| England & Wales | EU Directive 2002/91/EC |  |





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