



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

3.32 x 3.01 (0.91m.9.75m x
0.91m.0.30m)

Study

10'9" x 6'7" (3.30 x 2.03)

Guest Bedroom

13'4" x 8'7" (max) (4.08 x 2.64 (max))

En-suite

7'6" (max) x 6'3" (2.31 (max) x 1.91)

Kitchen

12'9" x 7'8" (3.91 x 2.35)

Dining Room

12'10" x 8'7" (3.92 x 2.64)

Garden Room

7'11" x 15'8" (2.43 x 4.79)

First Floor

Lounge

13'0" x 17'1" (3.97 x 5.22)

Bedroom

12'11" x 11'1" (3.95 x 3.39)

Bathroom

9'1" x 5'6" (2.77 x 1.70)

Garage


Boiler Room

Fuel Room





EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





Location Map

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