



Constables
SALES & LETTINGS

Carlton Close

Parkgate, Neston

£335,000

A fully refurbished and extended semi-detached property located in a highly sought after cul-de-sac in Parkgate, Cheshire.

This modern property is presented to an excellent standard and has been much improved by the current owners with the installation of a new kitchen and bathroom, the addition of a conservatory with under floor heating and which is open plan to the kitchen-dining area, a utility room has been created, flooring replaced throughout, new decoration and the gardens have been landscaped.

The accommodation comprises, entrance hallway, separate lounge at the front of the property, a kitchen-dining room, utility room and conservatory. On the first floor there are three bedrooms and a bathroom with shower over the bath,

Externally a driveway provides off road parking and leads to the garage. At the rear there is private and enclosed garden with decked seating area, patio area, lawn and summer house.

Early viewing is highly recommended.





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- Modern Semi-Detached Property
- New Kitchen & Bathroom
- Separate Lounge
- Driveway & Garage

- Renovated Throughout
- New Conservatory
- Utility Room

- Three Bedrooms
- Open-Plan Kitchen-Dining-Conservatory
- Landscaped Garden

Entrance Hallway

Living Room

15'1" max x 10'11" (4.6m max x 3.34m)

Kitchen-Dining Room

10'1" x 16'7" (3.09m x 5.06m)

Conservatory

8'9" x 8'8" (2.68m x 2.65m)

Utility Room

11'1" x 8'11" (3.39m x 2.72m)

Landing

Bedroom One

15'10" max x 9'8" (4.83m max x 2.97m)

Bedroom Two

10'0" x 9'8" (3.07m x 2.97m)

Bedroom Three

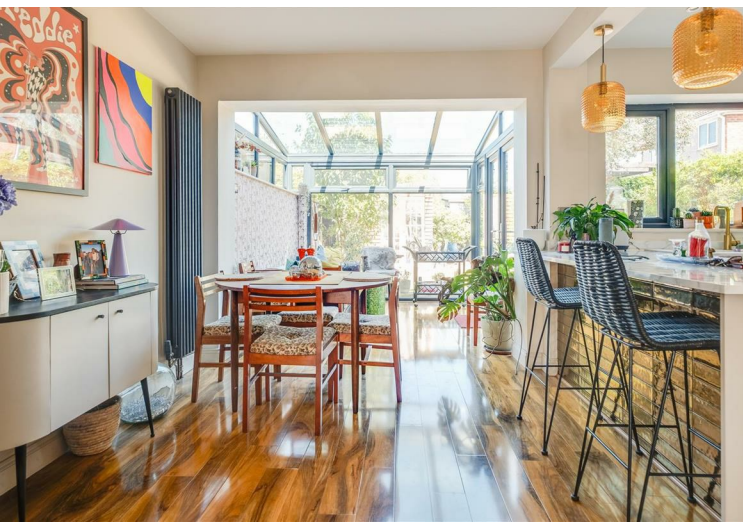
6'7" x 6'9" (2.01 x 2.06m)

Bathroom

6'2" x 6'6" (1.90m x 1.99m)


Garage

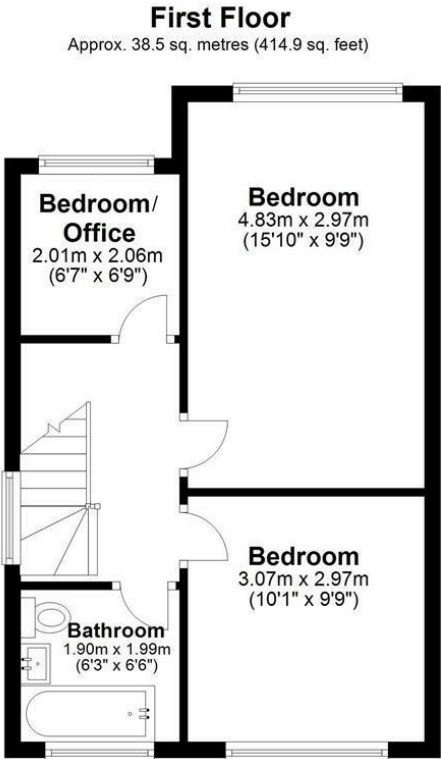
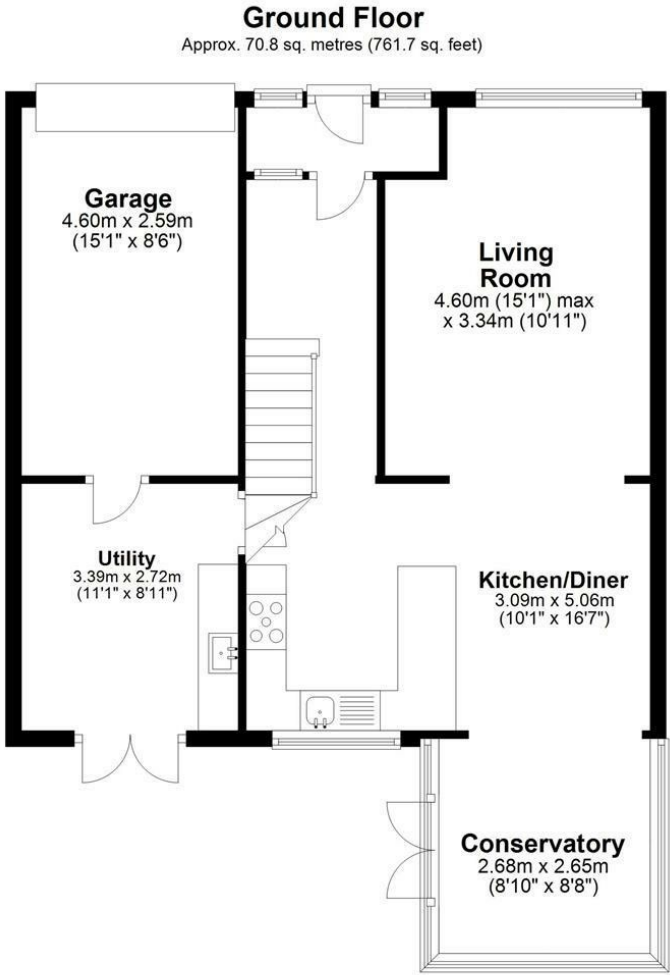
15'1" x 8'5" (4.60m x 2.59m)



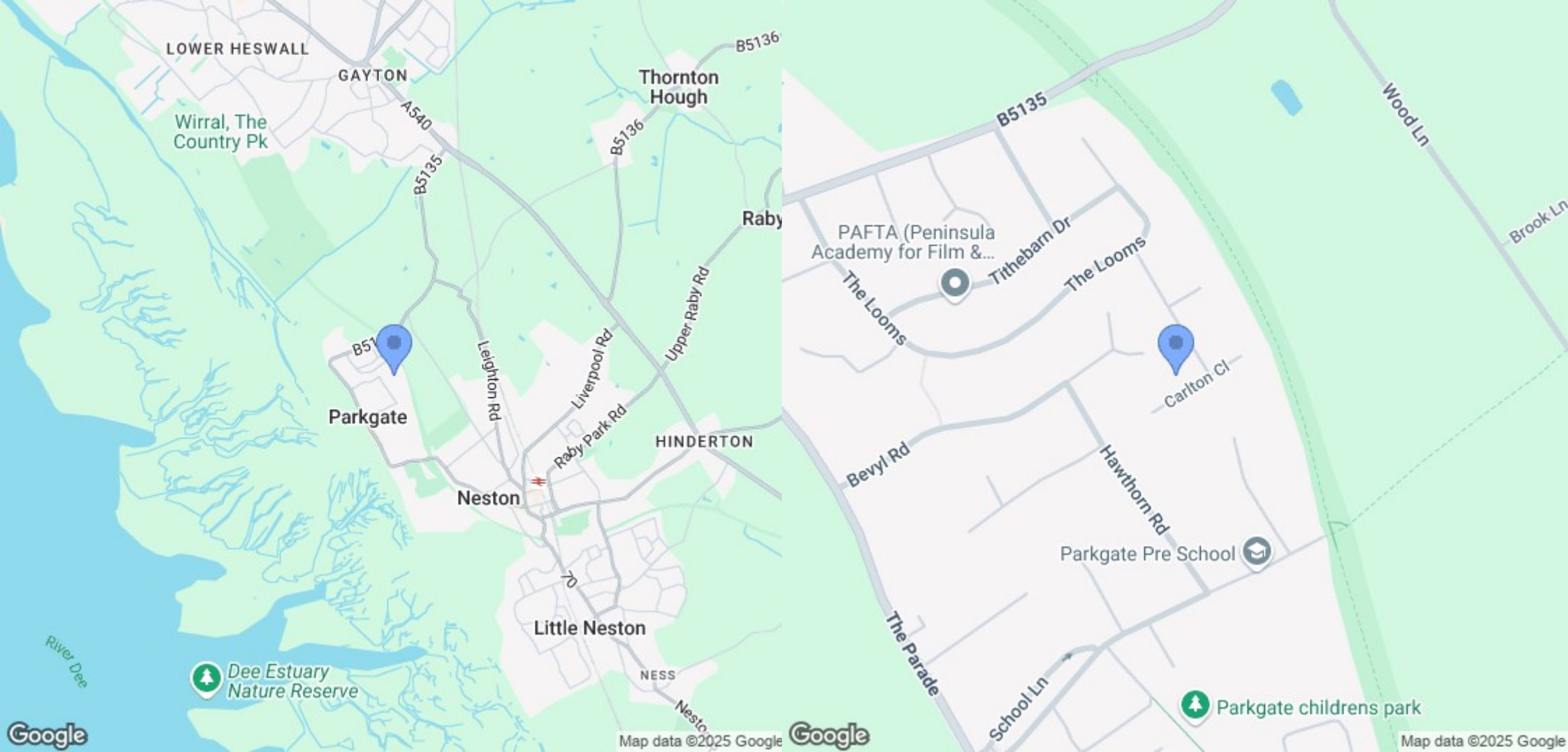


EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>63</div>	<div>82</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. 109.3 sq. metres (1176.6 sq. feet)
46 Carlton Close, Parkgate, NESTON



Location Map

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

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