



Constables
SALES & LETTINGS

Mealors Weint

Parkgate, Neston

£225,000



A delightful end-terraced period cottage in the heart of Parkgate. The property is situated at the end of a private pathway in a terrace of just five houses, located off The Parade in Parkgate in a very desirable area.

The property has been impressively refurbished with quality fittings and exceptional attention to detail and many character features have been retained. A log burning stove has been fitted in the lounge, new internal oak doors have been installed, the kitchen has granite work tops and a Belfast sink, the boiler has been replaced, plantation style shutters fitted, and the outside has been re-designed to create a private garden and there is a very useful, covered storage area at the side of the property.

The accommodation is extended at the front with the addition of a sunroom, this leads into the lounge which has wood flooring, and a log burning stove. Off the lounge is the kitchen with wooden units, granite tops and an integrated oven and hob. Stairs lead off the kitchen to the first floor. The ground floor is completed with a stylish bathroom. On the first floor there are two bedrooms, the main bedroom and built in storage.

Parking is available a short walk away on The Parade.

This stunning home must be seen and early viewing is essential.

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SALES & LETTINGS

- Extended Period Cottage
- Two Bedrooms
- Sun Room
- Early Viewing Essential

- Immaculately Presented
- Lounge with Log Burner
- Enclosed Courtyard Garden & Outside Store Room

- Quiet Location along a Private Lane
- Well-Appointed Kitchen & Bathroom
- Highly Sought After Location

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

Conservatory

5'8" x 6'4" (1.73m x 1.94m)

Lounge

10'0" x 11'7" (3.05m x 3.54m)

Kitchen

9'6" x 6'3" (2.90m x 1.91m)

Rear Hall

Bathroom

8'1" x 6'4" max (2.48m x 1.94m max)

First Floor Landing

Bedroom One

10'1" x 10'3" (3.08m x 3.14m)

Bedroom Two

6'3" x 9'1" (1.91m x 2.78m)

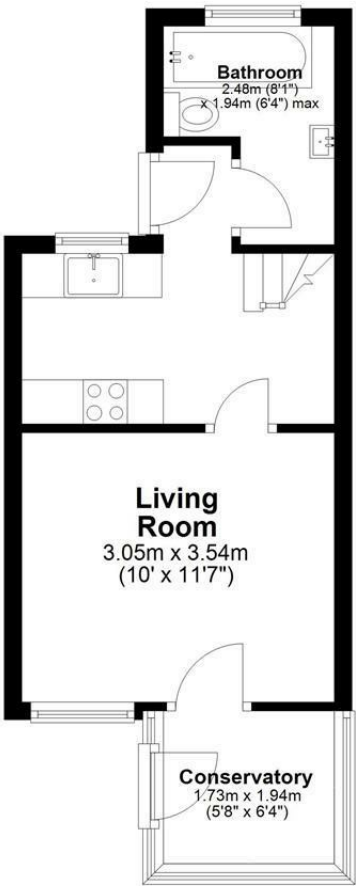




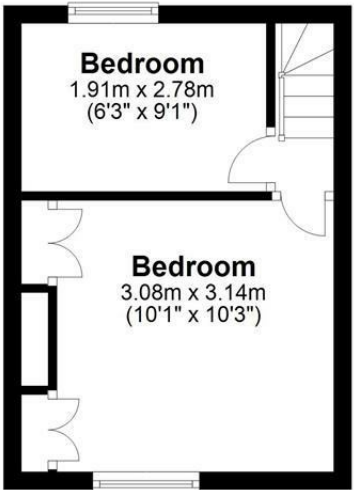
EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	90
(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 

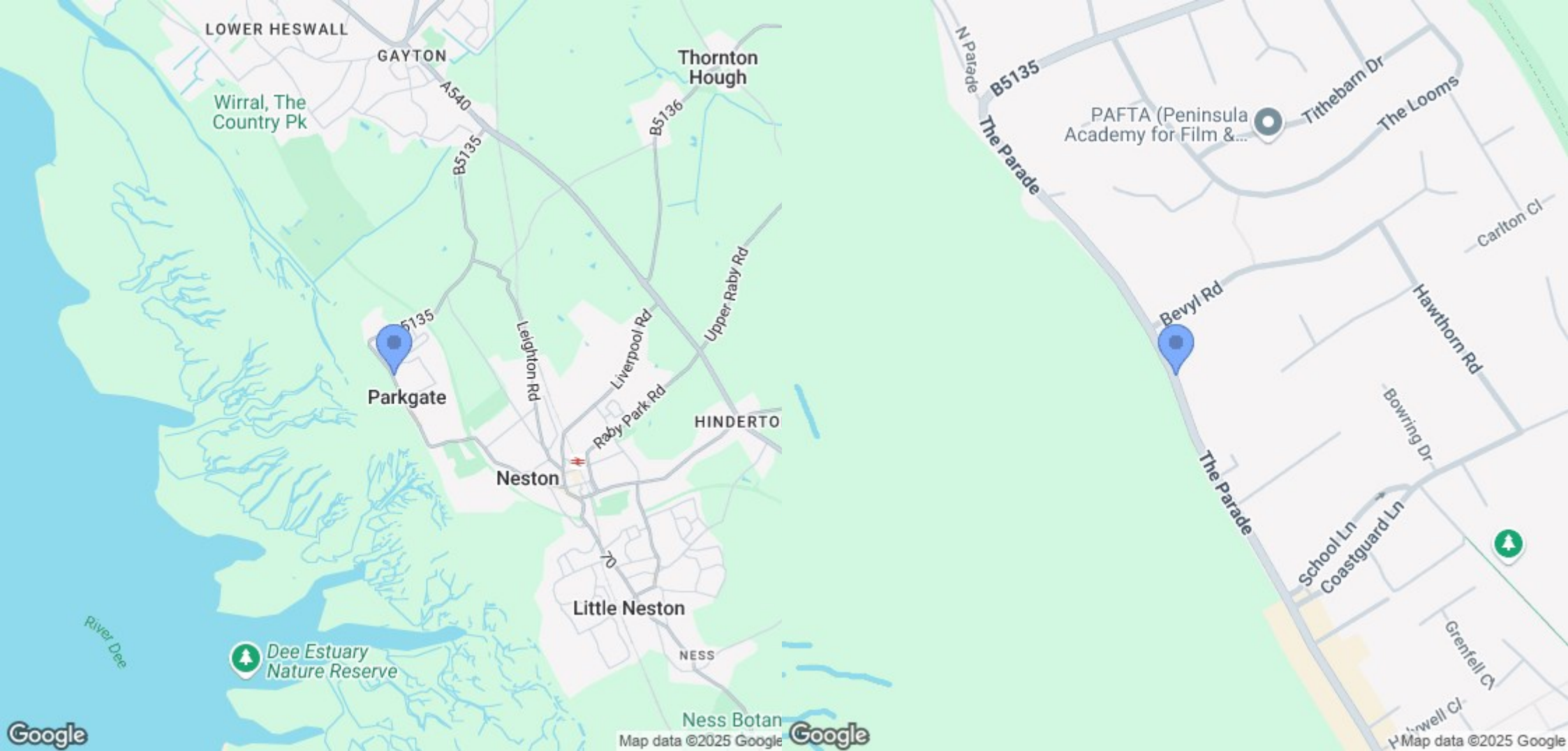
Ground Floor



First Floor



Mealors Weint, Parkgate



Location Map

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