



**Constables**  
SALES & LETTINGS

Moorfield Drive , Parkgate

£800 Per Month



Constables is delighted to offer to let this two bedroom semi-detached property, located in the highly sought after area of Parkgate. The property is available unfurnished and provides spacious accommodation with a good sized garden to the rear. The accommodation comprises; lounge, kitchen-breakfast room, and sun room. To the first floor are two bedrooms and a bathroom. The property is located in a sought after area, within walking distance to Parkgate Parade and Parkgate Primary school. Early viewing is highly recommended.





- Two Bedrooms
- Unfurnished
- Available Immediately

- Semi-Detached
- Enclosed Rear Garden
- Council Tax Band: B

- Sought After Cul-de-Sac in Parkgate
- Lounge, Kitchen-Diner & Sun Room



## Location

The property is located in a highly sought after area of Parkgate, with walks along the Dee estuary on the door step. Parkgate offers an excellent array of bars, restaurants, and cafes. The Wirral way can be accessed from here which provides idyllic rural and coastal walks. The marshes are operated by RSPB and are ideal for the bird watching enthusiast. Parkgate has a village primary school and is close to the market town of Neston and Chester High Road. Neston is a short distance from the property; Neston has a wide range of amenities including supermarkets, high street banks, doctor and dentist surgeries and a number of independent retailers as well as cafes, pubs and restaurants. Chester High Road provides access to the M53 motorway and

the larger commercial centres of the region. The property is also in the catchment for highly regarded primary and secondary schools. Approximate Distances: Chester: 13 miles. Liverpool: 12 miles. Manchester: 48 miles. Manchester Airport: 40 miles

## Lounge

16'1" x 14'4" (4.90m x 4.37m)  
A UPVC double glazed door opens to the lounge with double glazed window to front, stairs to first floor landing, radiator, coal effect living flame gas fire with marble back and hearth and timber surround and doorway through to the kitchen-breakfast room.

## Kitchen

16' x 9'6" (4.88m x 2.90m)  
The kitchen is fitted with a range of drawer and base units with roll

edge work surfaces over, inset stainless steel sink and drainer, cooker point, space and plumbing for washing machine, two radiators, double glazed windows to rear and side elevations, under stairs storage cupboard, space for table and chairs, wall mounted boiler and door to sun room.

## Sun Room

16'4" x 6'7" (4.98m x 2.01m)  
Timber construction on brick base with windows, decked flooring, storage area and doors leading to the front and rear gardens.

## Landing

Double glazed window to side.

## Bedroom One

16' x 14'8" (4.88m x 4.47m)  
Double glazed windows to front elevation original style cast iron fireplace and central heating radiator.

## Bedroom Two

8'9" x 9'6" (2.67m x 2.90m)  
Double glazed window to rear elevation loft access point and radiator.

## Bathroom

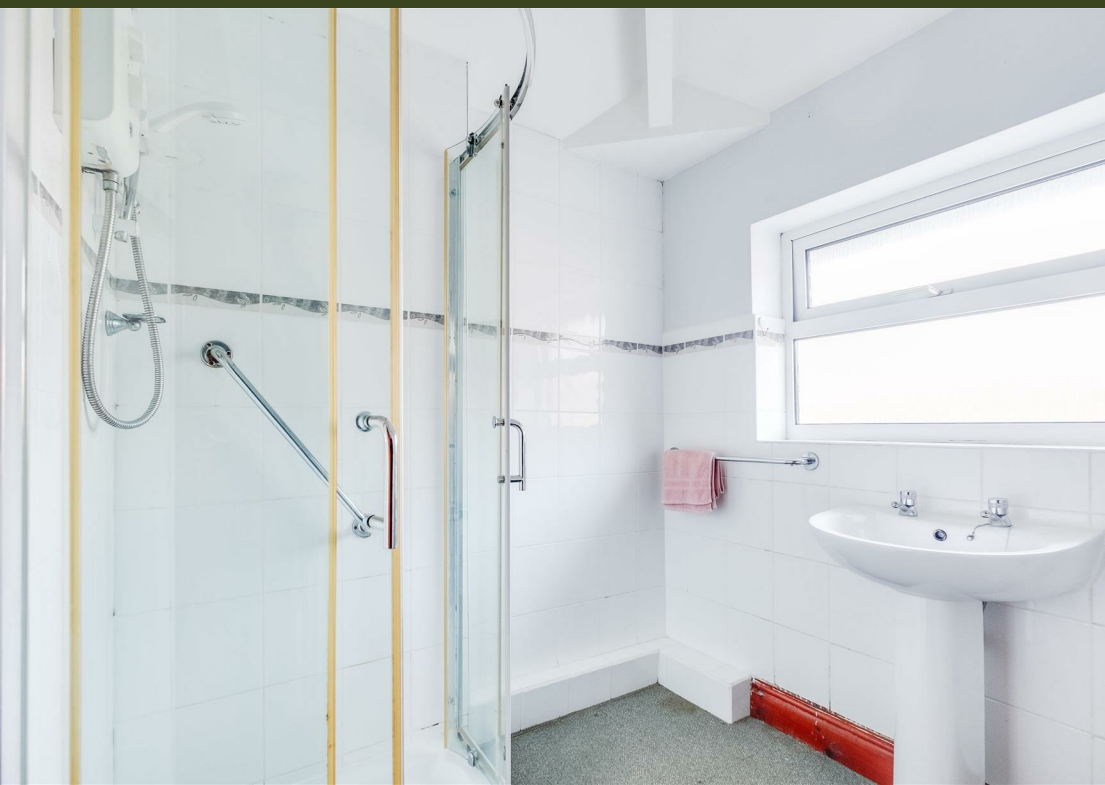
Corner shower cubicle, wash hand basin and WC. Double glazed window to rear, part tiled walls and radiator.

## Garden


To the rear of the property is a panel enclosed garden laid mostly to lawn with established borders and patio area. To the front of the property is a lawn and pathway.

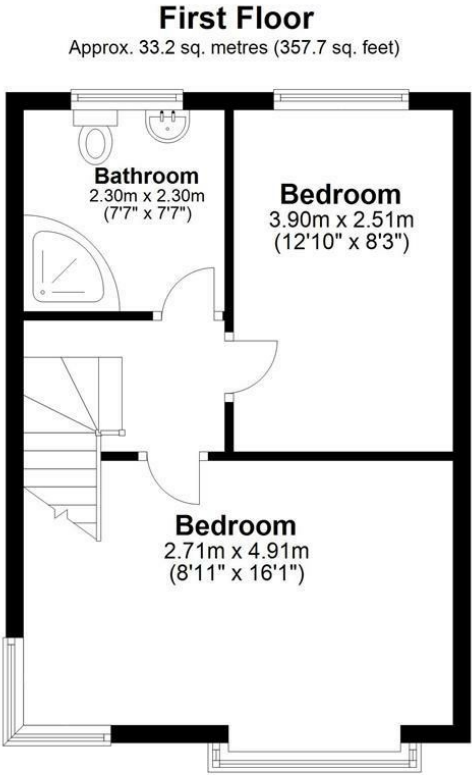
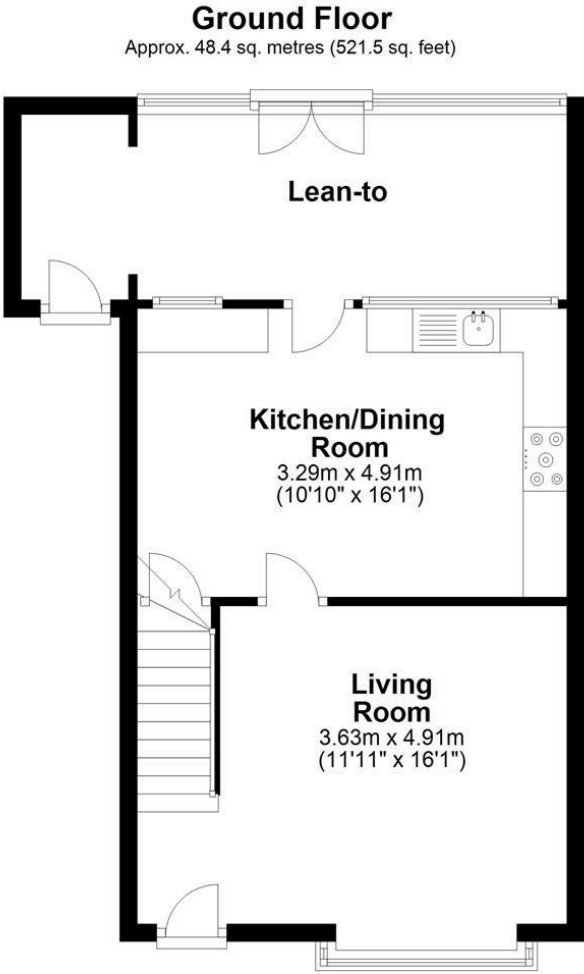






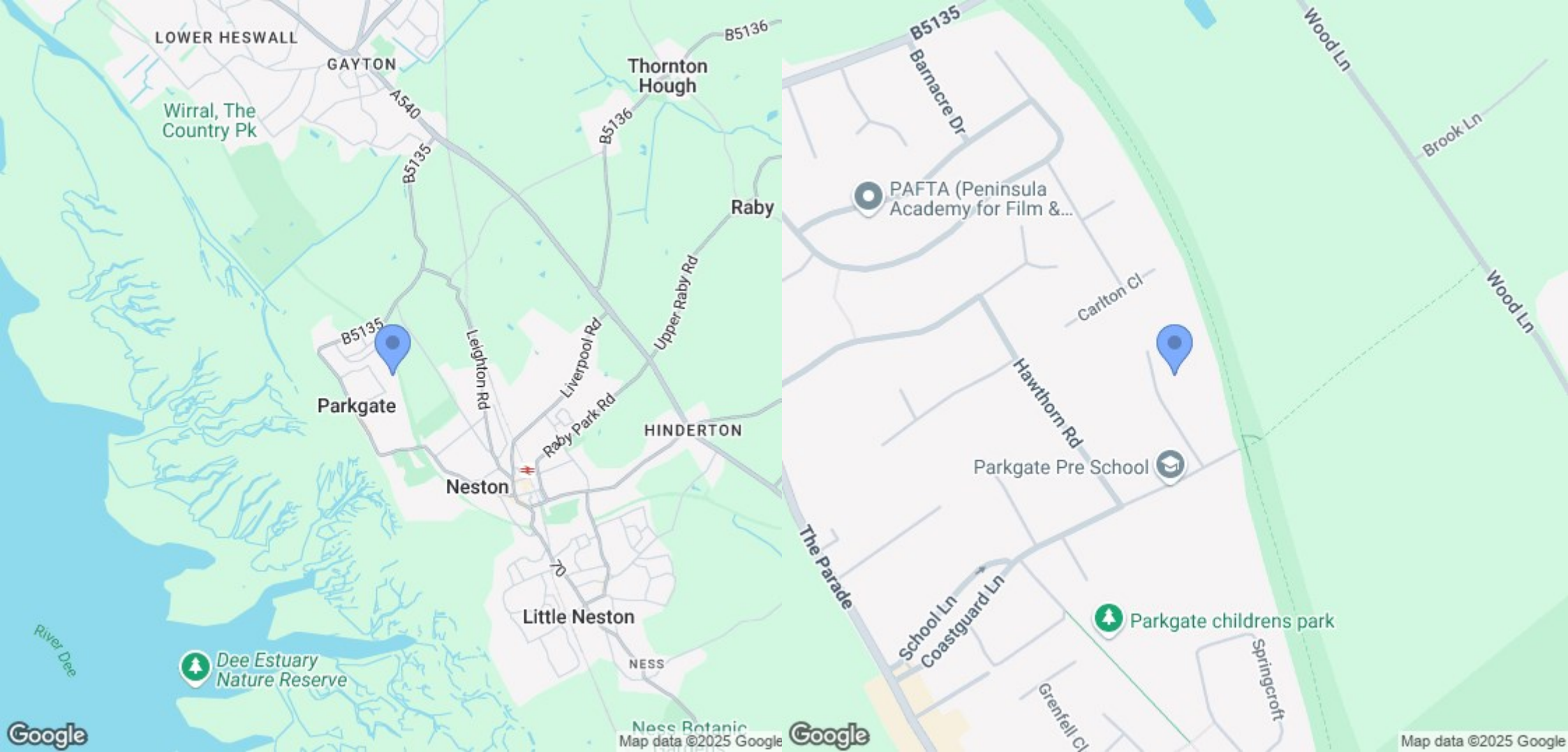
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>51</div>	<div>87</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. 81.7 sq. metres (879.2 sq. feet)  
**8 Moorfield Drive, Parkgate, NESTON**





## Location Map

# Constables

S A L E S   &   L E T T I N G S

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