




**Constables**  
SALES & LETTINGS

Leighton Road , Neston

£240,000





A charming character cottage that is located close to Neston and Parkgate. The property is offered with no onward chain, an ideal first-time buy or investment opportunity.

Positioned on the ever-popular Leighton Road, just a short stroll from Neston town centre and the conservation area of Parkgate, this beautifully extended red brick cottage blends period charm with modern comfort. Thoughtfully maintained by the current owner, the home features original character elements alongside double glazing and gas central heating throughout.

The accommodation begins with a welcoming lounge complete with solid oak flooring and a striking exposed brick fireplace. From here, a door leads into a well-appointed kitchen and dining space fitted with shaker-style units and integrated appliances. To the rear, the light-filled orangery offers a peaceful second reception with views over the courtyard. Upstairs are two double bedrooms and a contemporary shower room.

Externally, the property features gated access and a neat frontage with low-level brick wall, gravel section and mature tree. The rear offers a private walled courtyard with shared access leading to a generous garden laid to lawn with mature borders and established planting, a rare find for this location.

Situated close to highly regarded schools, local shops, bus routes and train station, this home enjoys all the convenience of Neston living with the added benefit of Parkgate's promenade and restaurants nearby.



- Extended Character Cottage
- Two Double Bedrooms
- Lounge with Feature Fireplace
- Generous Rear Garden
- Kitchen/diner Leading into a Spacious Orangery
- Sold with No Chain



### Lounge

12'11" x 11'06" (3.94m x 3.51m)

### Kitchen / Diner

12'11" x 10'11" (3.94m x 3.33m)

### Orangery

14'2" x 10'5" (4.34m x 3.20m)

### First Floor

#### Master Bedroom

11'6" x 9'8" (3.53m x 2.95m)

#### Second Bedroom

11'8" x 10'11" (3.56m x 3.33m)


#### Shower Room



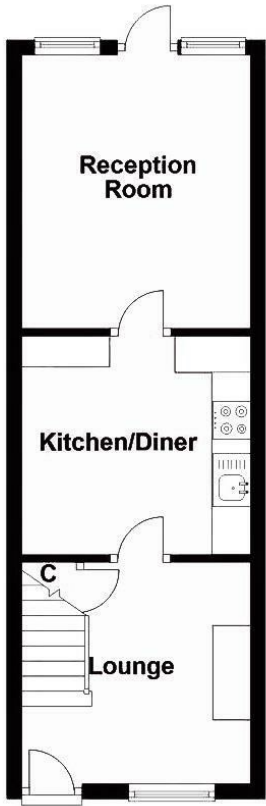




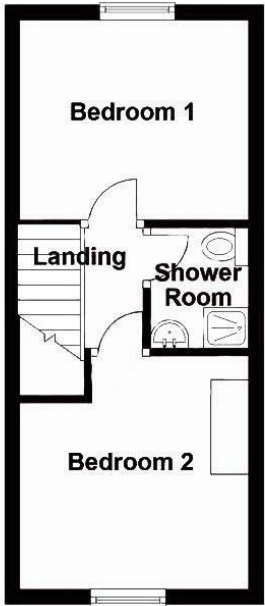
# EPC & Floor Plan

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

**Ground Floor**  
Approx. 29.2 sq. metres (314.7 sq. feet)



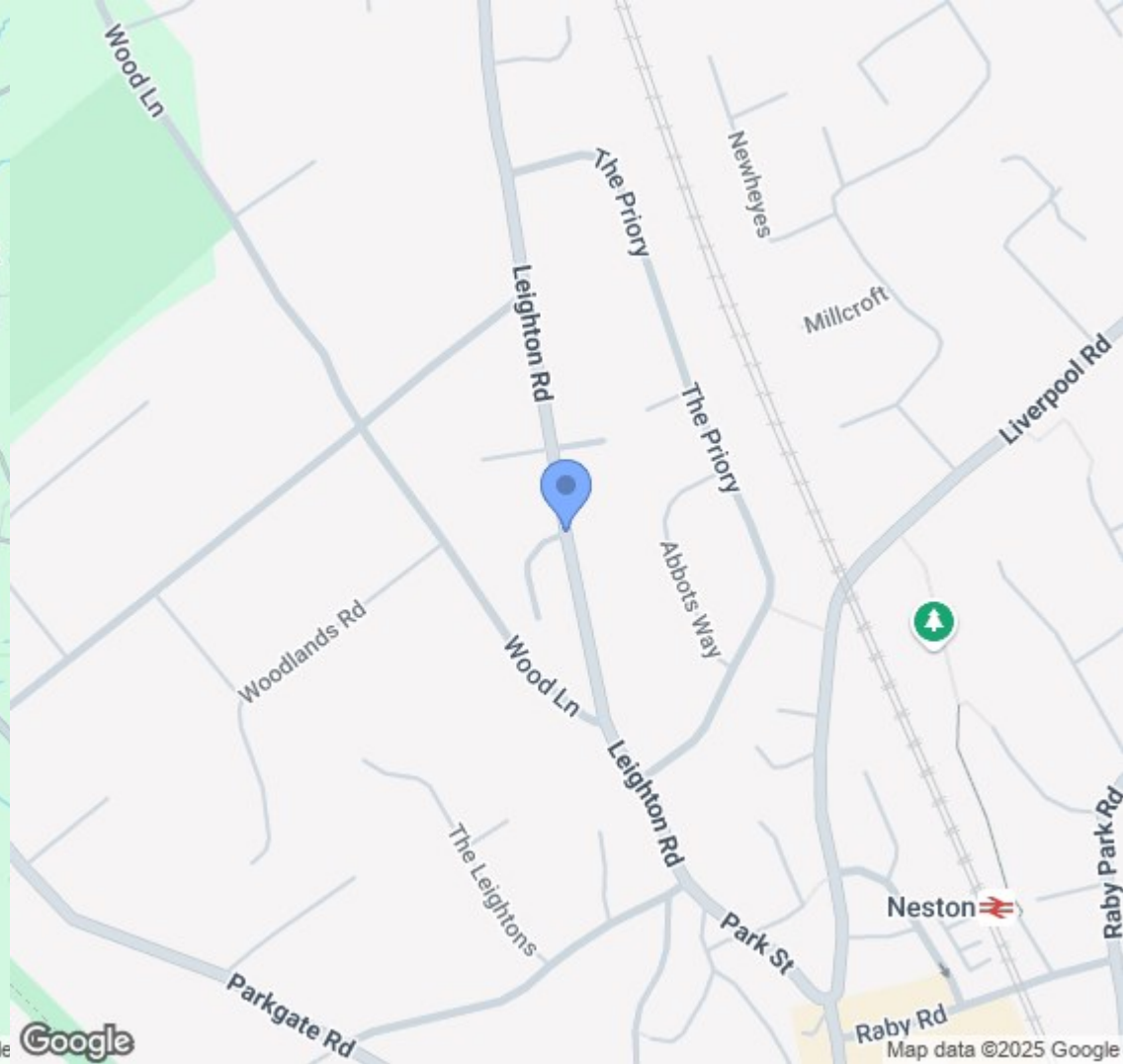
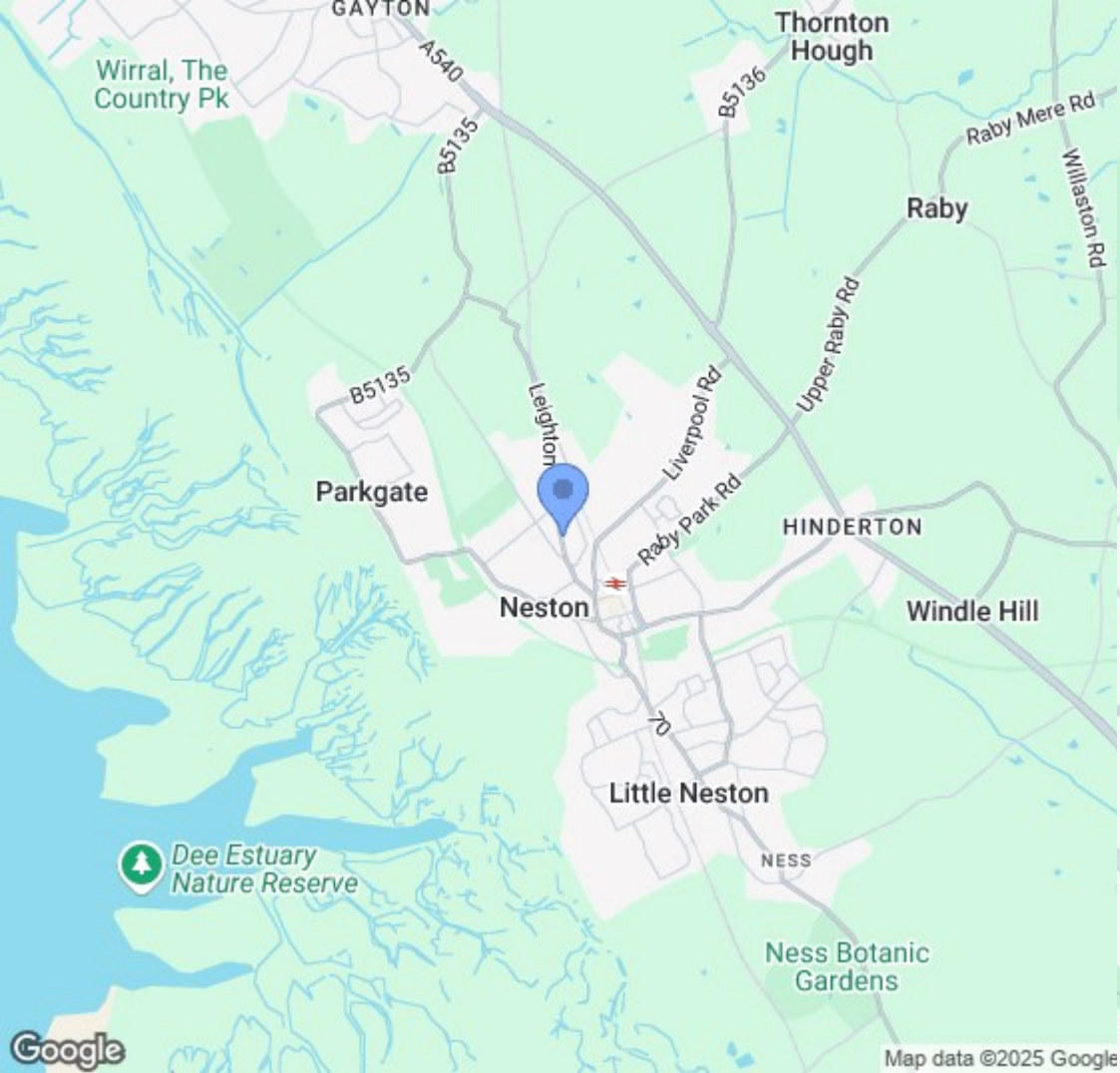
**First Floor**  
Approx. 22.8 sq. metres (245.7 sq. feet)



Total area: approx. 52.1 sq. metres (560.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.





Location Map

# Constables

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