



Station Road, Parkgate Neston CH64 6QJ

welcome to

Station Road, Parkgate Neston

...Every house has its own story...

And this house is ready for you to write your own story and have the most magical ending! A quite spectacular property that is one of a kind, this truly beautiful home oozes high quality features throughout, something that can only be appreciated once inside.



Lounge/Bedroom One

14' 1" x 12' (4.29m x 3.66m)

Gas wood burner, side and rear facing double glazed window, central heating radiator, TV point and side facing door

Dining Room

15' x 8' 1" (4.57m x 2.46m)

Front facing double glazed window, central heating radiator and central heating boiler

Kitchen

12' 1" x 14' 1" (3.68m x 4.29m)

fully fitted kitchen with wall and base units, work surfaces and sink with drainer, gas cooker and cooker hood, plumbing for washing machine and dish washer, side facing double glazed window

Bedroom Two

8' 1" x 14' (2.46m x 4.27m)

Fitted wardrobes, central heating radiator and rear and side facing double glazed window

Wetroom

Shower, WC and wash hand basin, central heating radiator and rear facing double glazed window

Rear Garden

Lawn, garden shed, garden gates



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welcome to

Station Road, Parkgate Neston

- One / Two Bedroom Maisonette
- Spacious Lounge
- Kitchen / Diner
- Reception Room
- Shower Room

Tenure: Freehold EPC Rating: D

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GRE105192 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 jones & chapman



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