



**Constables**  
SALES & LETTINGS

Station Road

Parkgate, Neston

£800 Per Month

A period terraced cottage located in the heart of Parkgate.  
The accommodation is unfurnished and very well-presented and comprises on the ground floor, lounge and kitchen with door leading out to the rear yard. Upstairs there are two bedrooms and a shower room. The property is available immediately and early viewing is recommended.





# Constables

SALES & LETTINGS

- Terraced Cottage
- Kitchen with Integrated Oven & Hob
- Unfurnished
- Two Bedrooms
- Rear Yard with Storage Shed
- Available Immediately
- Living Room with Study Area
- Sought After Parkgate Location

### Living Room

18'4" x 6'5" (min) (5.59m x 1.98m  
(min))

### Kitchen

6'9" x 6'5" (2.08m x 1.98m)

### First Floor

#### Bedroom One

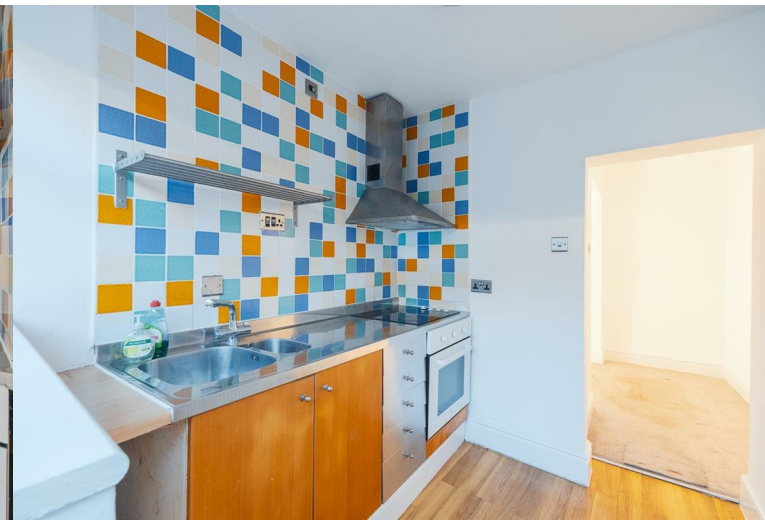
18'0" x 7'10" max (5.51m x 2.41m  
max)

#### Bedroom Two

8'5" x 7'1" max (2.59m x 2.16m  
max)


#### Shower Room

6'10" x 6'3" (2.10m x 1.93m)

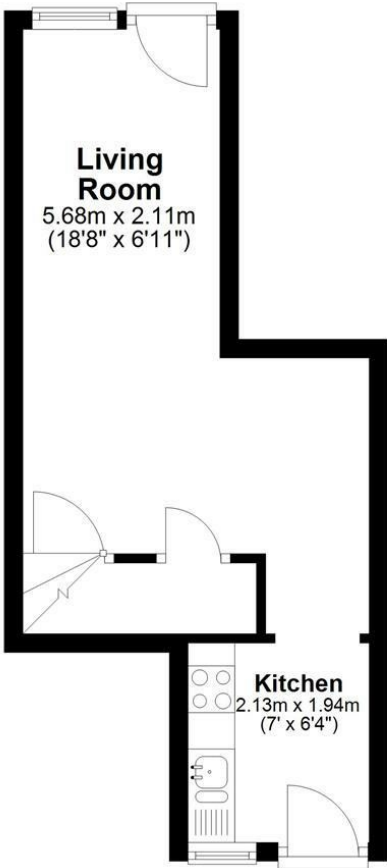




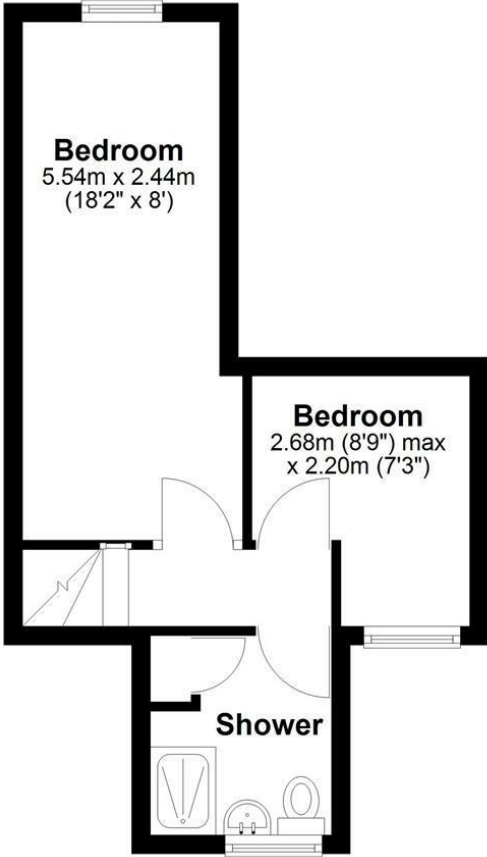
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

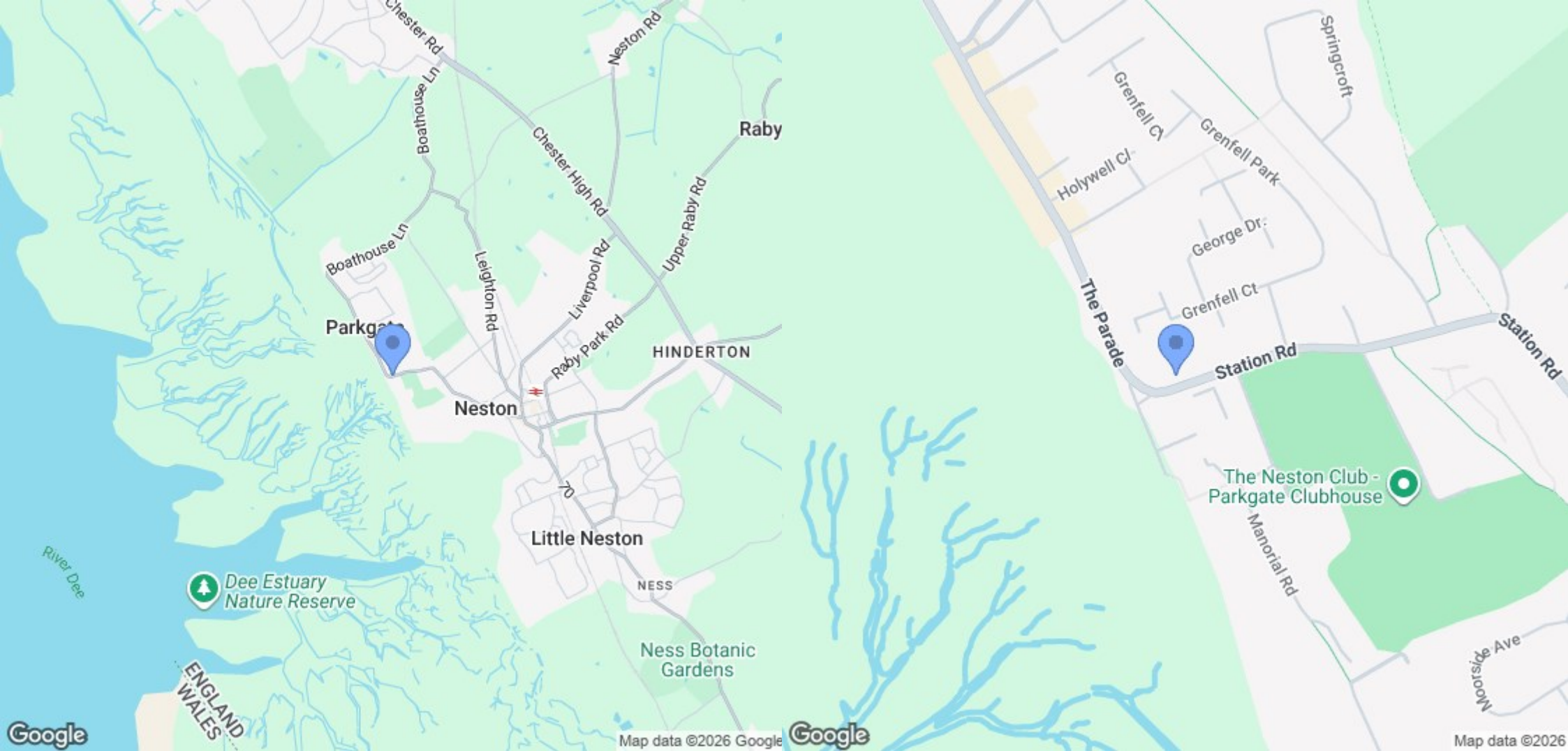
**Ground Floor**  
Approx. 30.7 sq. metres (330.4 sq. feet)



**First Floor**  
Approx. 25.1 sq. metres (270.5 sq. feet)



Total area: approx. 55.8 sq. metres (600.9 sq. feet)  
**13 Station Road, NESTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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