




**Constables**  
SALES & LETTINGS

Dunlin Close

Parkgate, Neston

£225,000



AFFORDABLE HOUSING SCHEME PROPERTY- ELIGIBILITY CRITERIA APPLY, SEE BELOW FOR MORE INFORMATION.

Constables is delighted to offer this fantastic opportunity to purchase a modern semi-detached property in the highly sought after Old Quay Meadow development. The property was constructed in 2017 by Elan Homes and is part of the affordable housing scheme the advertised price is discounted by 30% making it an ideal first time buy.

The property provides excellent living space that is ideal for modern lifestyles and being of recent construction it is economical to run and maintain. This property has one of the largest gardens for this style of property and there are two parking spaces.

The property has been significantly improved by the current owner with a full re-decoration, and new flooring installation, a new kitchen and wardrobes fitted.

The accommodation is immaculately presented and comprises, a spacious lounge, downstairs W.C. and a stylish kitchen-diner with an integrated oven and hob and double doors opening to the rear garden and decked area.

On the first floor landing there is a useful storage cupboard. The first floor has a bathroom and two double bedrooms, one of which has fitted wardrobes

At the rear of the property there is a decked area with storage below and steps lead down to a low maintenance garden that is laid to lawn. The garden enjoys a sunny aspect and is incredibly private.

At the front there is a garden and two parking spaces.

Early viewing is highly recommended.



# Constables

SALES & LETTINGS

- AFFORDABLE HOUSING SCHEME PROPERTY WITH 30% DISCOUNT
- BEAUTIFUL VIEWS OF THE DEE ESTUARY & WELSH HILLS
- TWO DOUBLE BEDROOMS
- TWO PARKING SPACES
- ELIGIBILITY CRITERIA APPLY (SEE BELOW)
- IMMACULATELY PRESENTED
- LARGE LOUNGE
- MODERN SEMI-DETACHED PROPERTY
- NEW KITCHEN
- ENCLOSED GARDEN

## Other Information

This property is designated as Discounted Market Sale Affordable Housing under the Town & Country Planning Act 1990 and is subject to certain restrictions. Whilst prospective buyers will own 100% of the property, it can only be sold at 70% of the open market value and potential buyers will need to make an application to the council to be assessed for eligibility.

More information and to make an application visit:  
<https://www.cheshirewestandchester.gov.uk/housing/affordable-housing/make-an-application>

## Eligibility Criteria

Eligibility Criteria in order of priority:

A) Have been ordinarily resident in Parkgate Ward for the 12 months

immediately preceding the date of application for the Affordable Housing Unit or who have at any time previously resided in Parkgate Ward for at least 5 years.

B) After 4 weeks - Local connection to the wards of Neston and little Neston and Burton

C) After 6 weeks – Local connection to the Borough of Cheshire West and Chester

D) After 8 weeks – any person within the housing authority

## Lounge

13'5" x 13'1" (4.11m x 3.99m)

## Kitchen-Dining Room

13'1" max x 8'5" max (3.99m max x 2.58m max)

## Cloakroom

5'2" x 3'3" (1.60m x 1.01m)

## Landing

### Bedroom One

13'1" x 8'5" (3.99m x 2.58m)

### Bedroom Two

13'1" into wardrobes x 8'2" (3.99m into wardrobes x 2.51m)


### Bathroom

7'10" x 4'7" (2.40m x 1.40m)

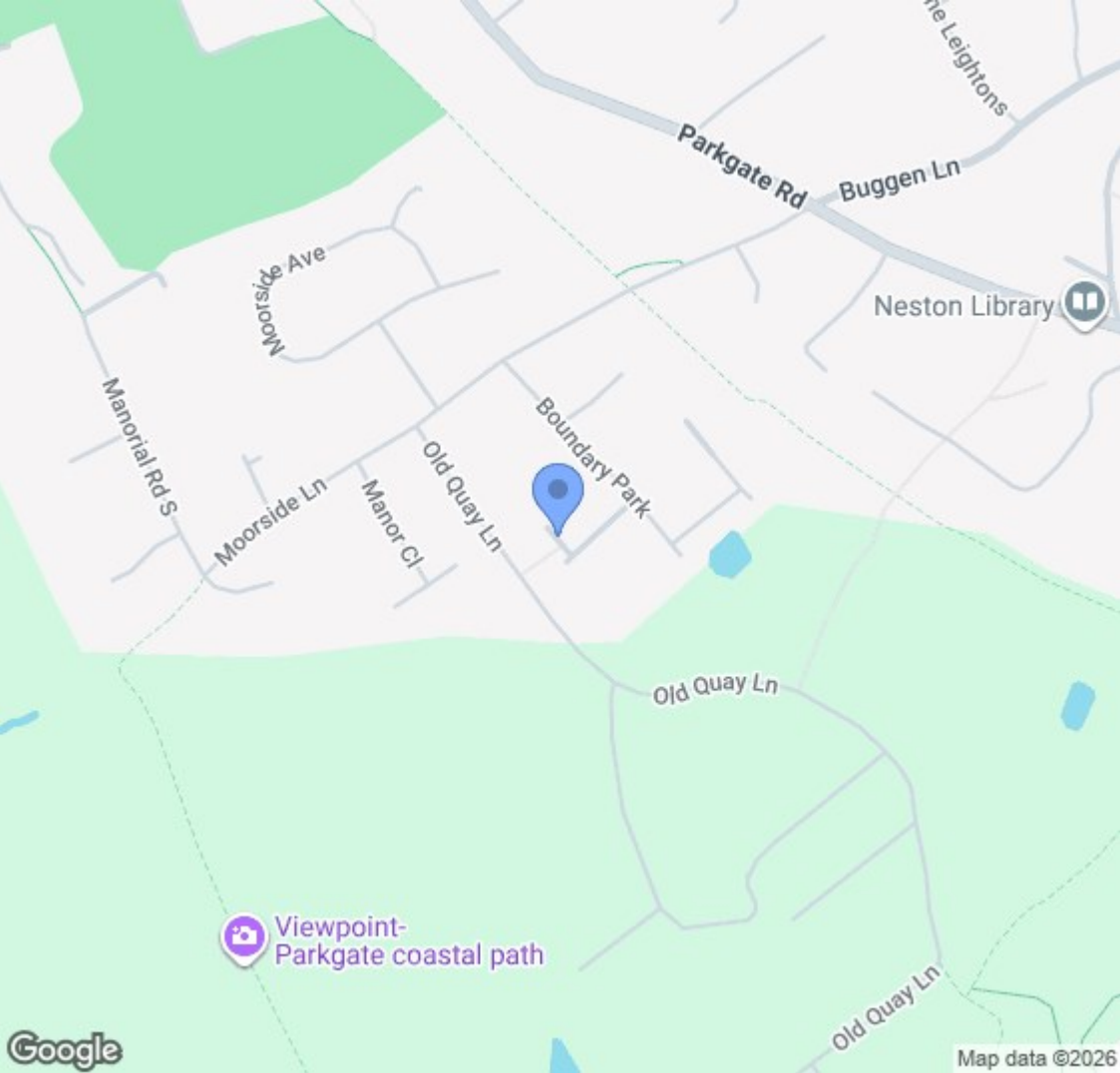




# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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	





Location Map

# Constables

S A L E S   &   L E T T I N G S

21 High Street, Neston

South Wirral, Neston, Cheshire

[www.constablesestateagents.co.uk](http://www.constablesestateagents.co.uk)

[info@constablesestateagents.co.uk](mailto:info@constablesestateagents.co.uk)

0151 353 1333