



**Constables**  
SALES & LETTINGS

Moorfield Drive

Parkgate, Neston

£235,000



Constables are pleased to offer to the market this exceptional two-bedroom semi-detached property, occupying a prime position within the highly sought-after village of Parkgate. Of particular note is the remarkable plot, which has been historically enlarged through the acquisition of additional sections of rear garden, resulting in a unique and truly impressive outdoor space rarely found in this location.

The accommodation is well-proportioned and arranged over two floors. The property is entered via an entrance porch which opens into a spacious front living room, featuring a focal fireplace and a large window providing excellent natural light. To the rear of the property is an open-plan kitchen and dining area, offering generous space for everyday living and entertaining. Dual-aspect windows provide pleasant views across the garden, creating a bright and welcoming hub of the home.

To the first floor, the principal bedroom is a generous double, enhanced by a distinctive corner window that allows light to flood the room. The second bedroom is also a comfortable double, enjoying views over the rear garden. A family bathroom fitted with a three-piece suite completes the first-floor accommodation.

Externally, the property truly excels. The substantial rear garden offers extensive lawned areas, established boundaries and excellent privacy, providing enormous potential for extension or landscaping, subject to the relevant consents. To the front, there is off-road parking and a pleasant outlook.

Parkgate is renowned for its coastal walks, popular eateries and village atmosphere, with excellent access to Heswall, Neston and transport links across the Wirral.



# Constables

SALES & LETTINGS

- Two Bedroom Semi Detached Property
- Incredibly Large Rear Garden
- Off Road Parking
- Scope for Modernisation
- Highly Sought After Location
- Impressive Plot

### Entrance Porch

### Living Room

12'10 x 16'2 (3.91m x 4.93m)

### Kitchen / Diner

10'11 x 16'2 (3.33m x 4.93m)

### First Floor

### Master Bedroom

12'11 x 16'2 (3.94m x 4.93m)

### Second Bedroom

10'11 x 9'1 (3.33m x 2.77m)

### Bathroom

6'8 x 7'1 (2.03m x 2.16m)

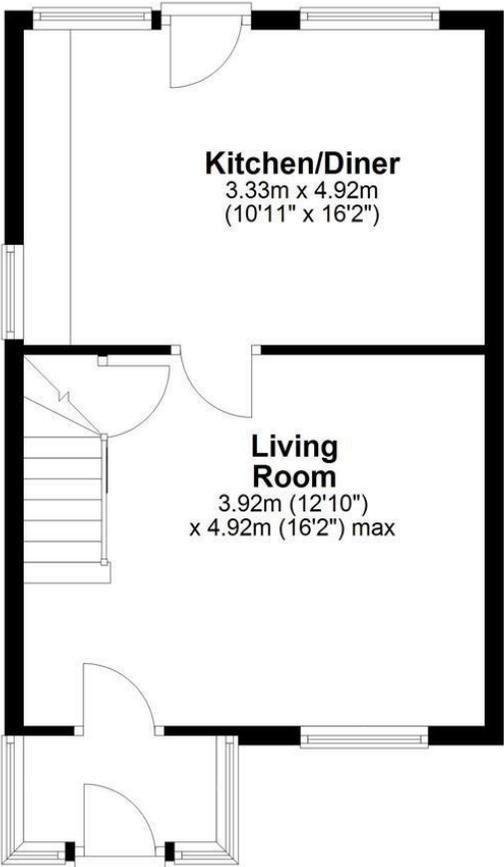




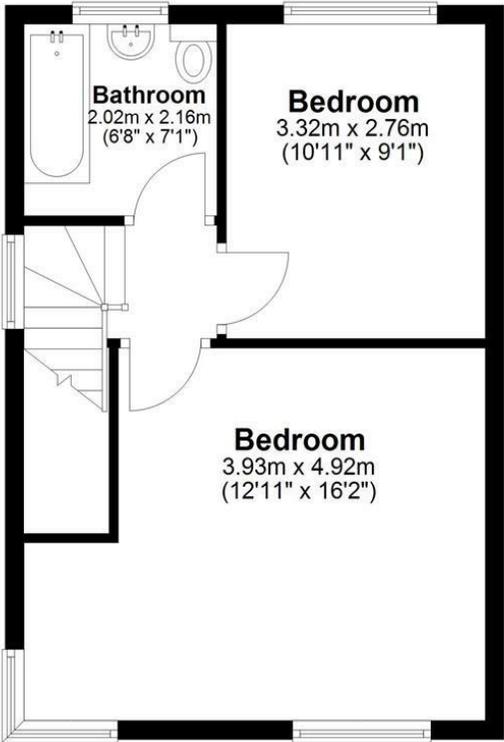
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</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	

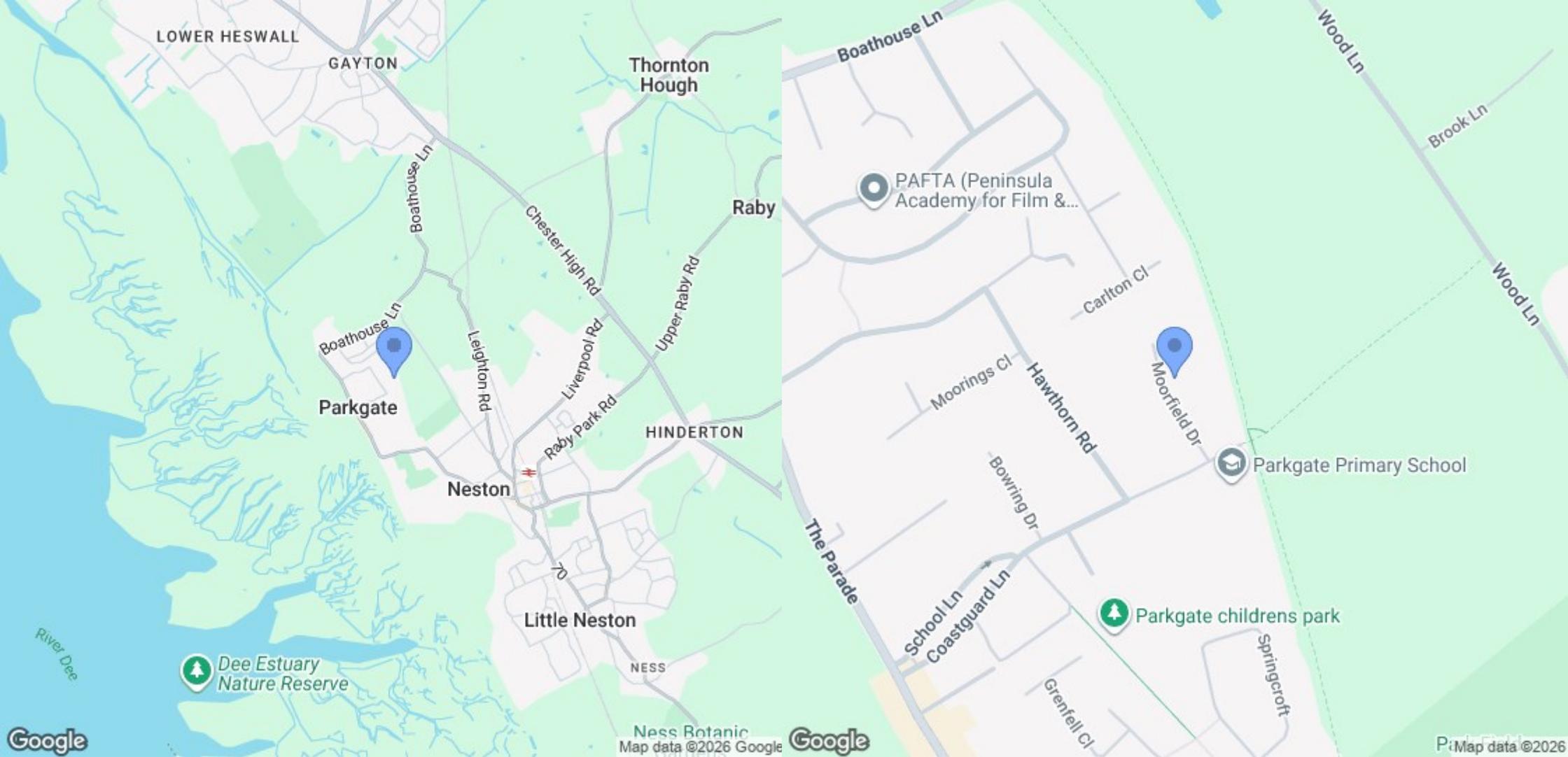
**Ground Floor**  
Approx. 38.7 sq. metres (416.4 sq. feet)



**First Floor**  
Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 74.9 sq. metres (805.7 sq. feet)  
**24 Moorfield Drive, Parkgate, NESTON**



Location Map

# Constables

S A L E S   &   L E T T I N G S

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