



**Constables**  
SALES & LETTINGS

Beyvl Road

Parkgate, Neston

£360,000



Constables is delighted to offer for sale this extended, and well-appointed semi-detached property that is located in a highly sought after area, just off The Parade in Parkgate.

The spacious accommodation comprises, vestibule entrance with new front door and internal glazed door into the hallway. The hallway has stairs to first floor landing, a cupboard housing a recently installed consumer unit and under stairs storage cupboard. Off the hallway is the lounge and the kitchen. The lounge is a good-sized room with window to the front, fireplace and door leading into a snug/study. The kitchen is well-appointed with an excellent range of storage units and a recently installed oven, hob, microwave and dishwasher. The kitchen is open to a spacious family living-dining room. The room also has a pantry and there is access into the garage. The garage has plumbing for a washing machine and the boiler is housed here.

On the first floor there are four bedrooms, three of the bedrooms have built in storage cupboards/wardrobes. The main bedroom has an en-suite bathroom and there is a separate shower room.

Outside a driveway provides off road parking at the front. At the rear there is an enclosed garden with paved patio area covered with a canopy, a garden laid to lawn and there is an allotment area with large timber shed.

Early viewing is highly recommended.



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- Extended Semi-Detached Property
- Three Reception Rooms
- Off Road Parking
- Four Bedrooms
- Good Sized Rear Garden with Covered Patio and Allotment Area
- Highly Sought After Location
- Two Bathrooms
- Large Garden Shed & Garage

## Location

The property is located in the highly sought after village of Parkgate, Cheshire's only coastal village, and is a short distance from the market town of Neston.

Neston offers an excellent range of amenities including supermarkets, independent retailers, and a number of restaurants, pubs and cafes. A weekly market is held on a Friday. There are bus links and a train station in the town centre. The coastal village of Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way.

Schooling is well provided for with a good selection of schools nearby including Neston High School, Grammar schools in Calday, West

Kirby and Wirral, Birkenhead School and closer to Chester; Abbey Gate College and the Kings and Queens, Chester.

On the recreational front there are football, rugby, cricket and tennis clubs locally, sailing on the Dee Estuary and several golf courses including Heswall, Caldy and Royal Liverpool at Hoylake. For the equestrian enthusiasts there is racing at Chester and Aintree.

The A540 is approximately 1.5 miles away via Liverpool Road this provides access to the national motorway network via the M56. The property is ideally placed for commuting to the major commercial centres of the region including Chester, Liverpool and Manchester.

Approximate Distances: Chester:

11 miles. Liverpool: 12 miles. Liverpool Airport: 30 miles. Manchester Airport: 39 miles. Manchester: 45 miles.

## Entrance Hallway

### Lounge

15'1" x 10'8" (4.62m x 3.27m)

### Snug/Study

8'5" x 8'11" (2.59m x 2.74m)

### Kitchen

8'5" x 7'7" (2.59m x 2.33m)

### Family Room/Dining Room

21'0" max x 8'2" (6.42m max x 2.51m)

## Landing

### Bedroom One

13'5" x 8'2" (4.10m x 2.51m)

### En-Suite

### Bedroom Two

9'8" x 9'7" (2.96m x 2.94m)

### Bedroom Three

11'7" x 9'7" (3.55m x 2.94m)

### Bedroom Four

8'4" x 8'11" (2.55m x 2.74m)

### Shower Room

### Garage

16'9" x 8'2" (5.13m x 2.51m)

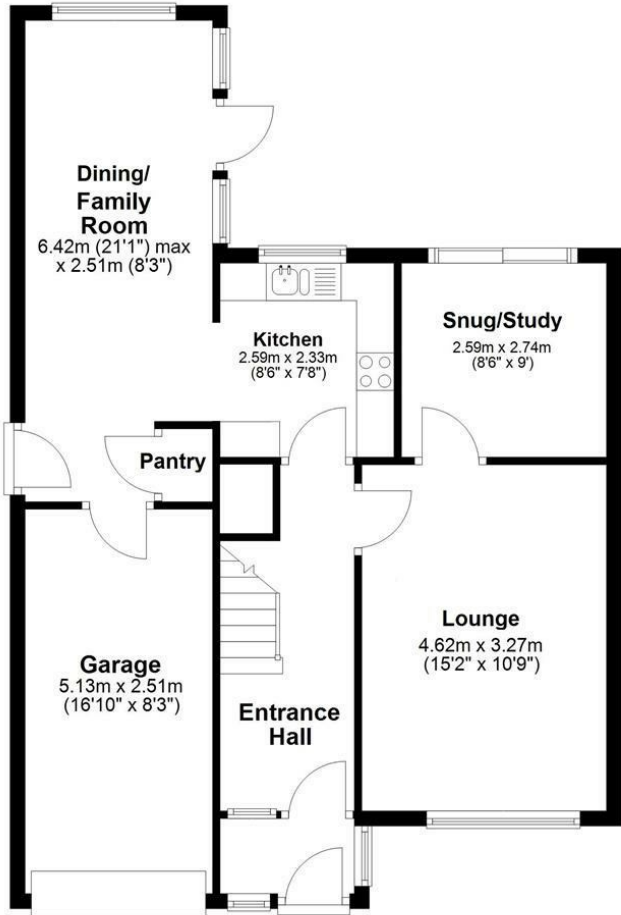




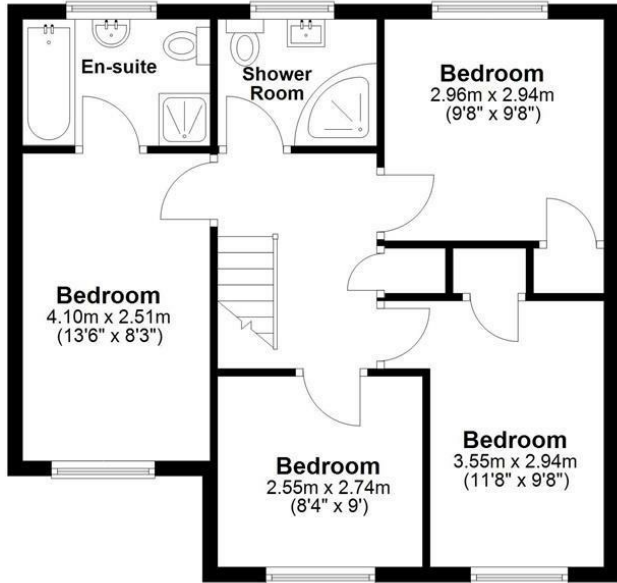
# EPC & Floor Plan

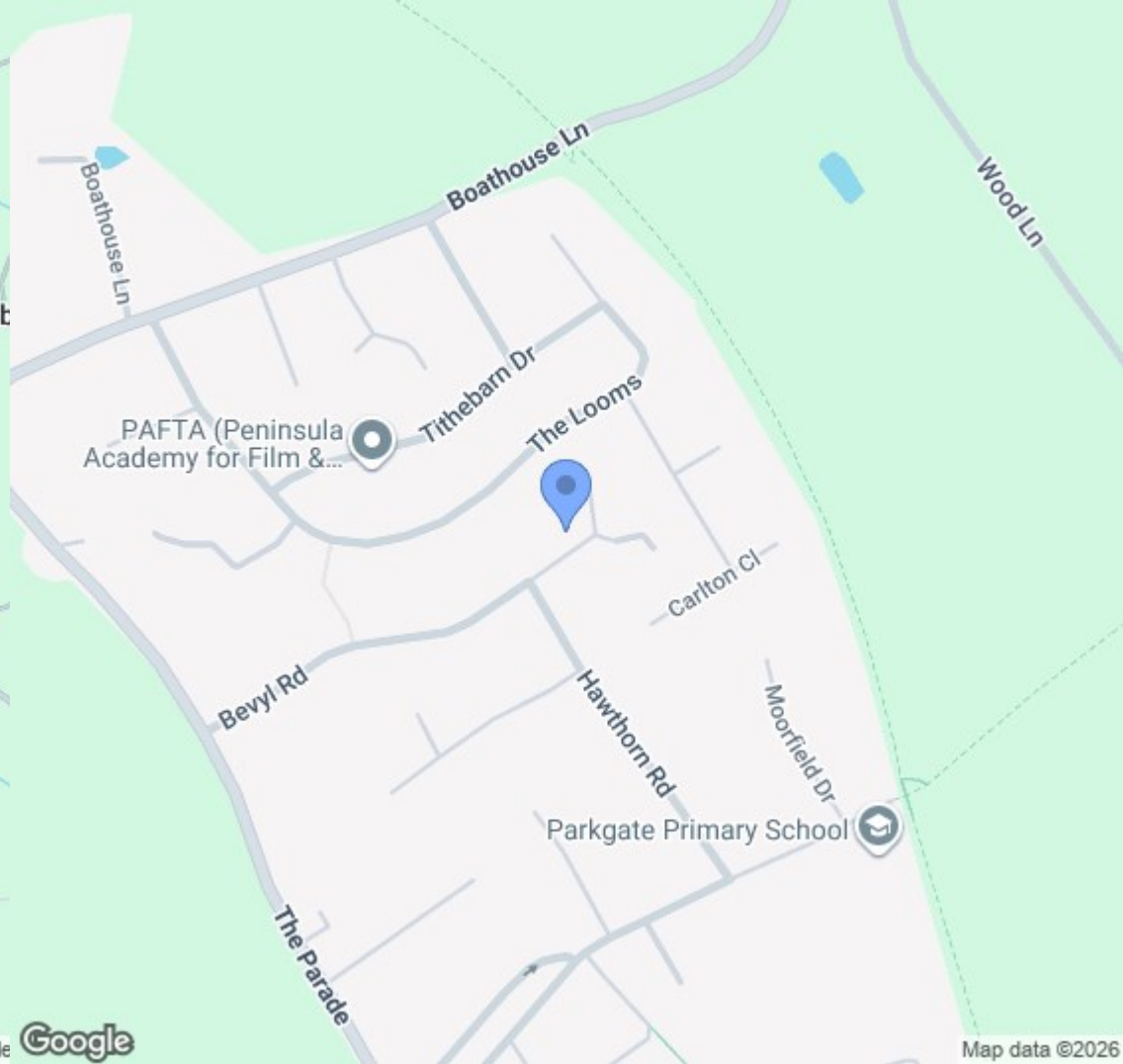
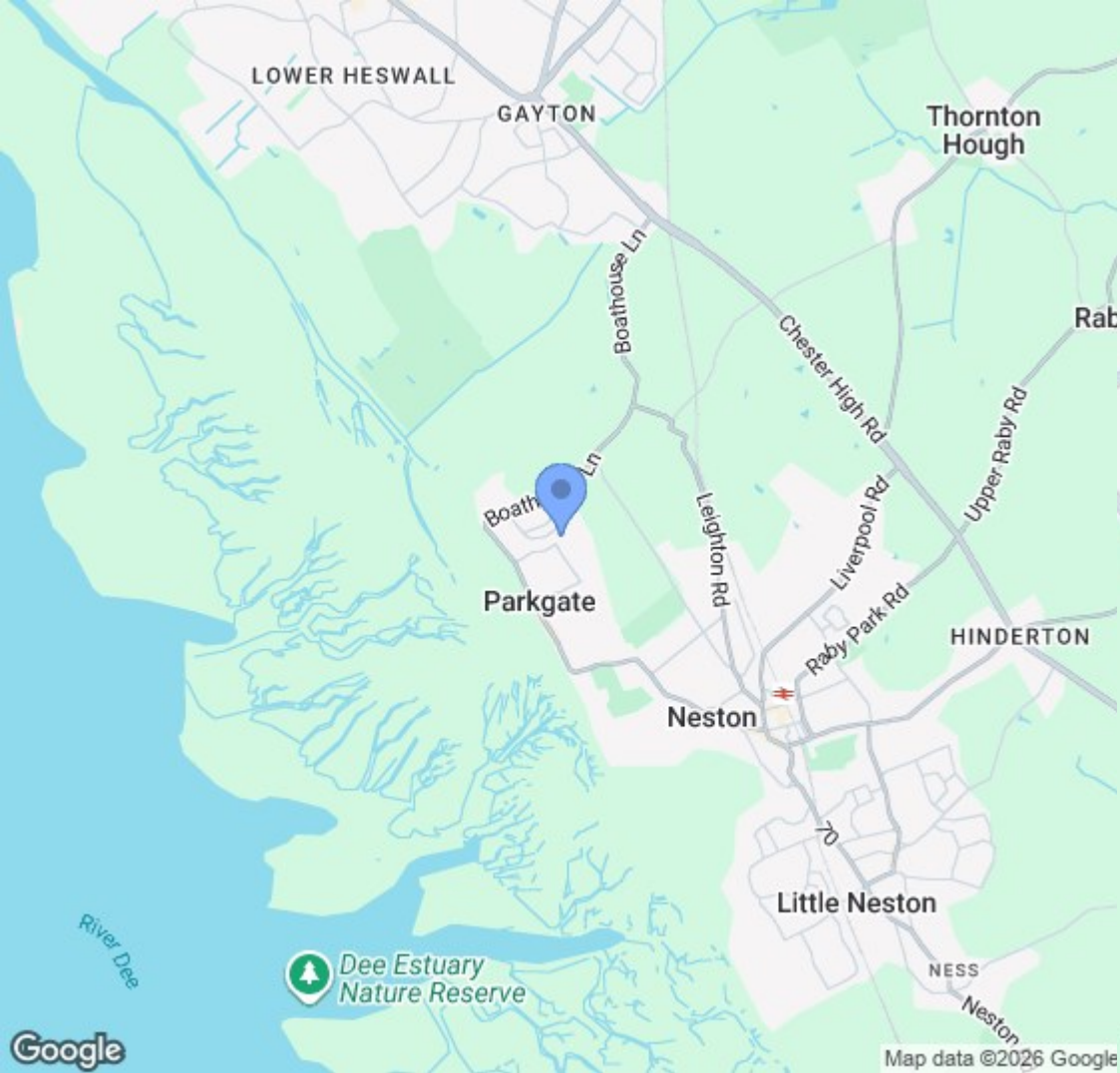
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor





Location Map

# Constables

S A L E S   &   L E T T I N G S

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