



Constables
SALES & LETTINGS

4 Sandheys

Parkgate, Neston

£695,000



Constables are delighted to present this beautifully renovated period residence, enviably located along a private lane just off The Parade in Parkgate. Dating back to the 1800s, this impressive home effortlessly blends retained character features with high quality contemporary finishes, offering spacious and versatile accommodation finished to an exceptional standard throughout.

The property is entered via a welcoming hallway with bootroom and cloakroom off with a ground floor W/C off. The stunning refitted kitchen has been thoughtfully designed with modern cabinetry, quality worktops and integrated appliances, flowing seamlessly into the dining and living spaces and enjoying views over the garden. A bright sun room to the rear creates the perfect spot for relaxing and provides direct access outside.

Towards the end of the property is a stunning private lounge with dual aspect windows over looking the garden, character windows and a feature fireplace along with parquet flooring to match the dining room and sun room. A play room off the kitchen and a utility room complete the ground floor accommodation.

To the first floor are four well-proportioned double bedrooms, served by a stylishly appointed family bathroom with double base shower and roll top bath. There is potential for further bedrooms from a converted attic where two additional versatile rooms are found, one enjoying far-reaching views towards the Dee Estuary.

Externally, the landscaped rear garden offers a private and enclosed setting with patio areas ideal for entertaining. A double-length garage with power, light and water is positioned to the side, along with a separate external boiler room.

Parkgate is renowned for its picturesque promenade, independent eateries and stunning estuary walks, with excellent transport links and highly regarded local schools nearby.



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- Impressive Period Residence
- Potential for More Bedrooms
- Prime Parkgate Location
- Four Double Bedrooms
- Private Rear Garden
- Early Viewing Essential
- Three Reception Rooms
- Double Length Garage
- South Facing Rear Garden

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.

Hallway

Boot Room

7'4" x 5'6" (2.24m x 1.68m)

Cloakroom

Kitchen (open to)

13'10" x 13'00" (4.22m x 3.96m)

Dining Room (open to)

11'06" x 12'06" (3.51m x 3.81m)

Sun Room

7'5" x 11" (2.26m x 3.35m)

Play Room

10'02" x 12'03" (3.10m x 3.73m)

Internal Hallway

Store Room

4'7" x 4'10" (1.40m x 1.47m)

Formal Lounge

15'10" x 16" (4.83m x 4.88m)

First Floor Accommodation

Landing

Master Bedroom

15'10" x 12'5" (4.85m x 3.81m)

Bedroom Two

14'4" x 13'1" (4.37m x 3.99m)

Bedroom Three

13'02" x 11'10" (4.01m x 3.61m)

Bedroom Four

9'8" x 7'8" (2.95m x 2.34m)

Bathroom

10'08" x 6'09" (3.25m x 2.06m)

Attic Accommodation

Loft Room One

11'9" x 16'1" (3.58m x 4.90m)

Restricted head height in places.

Loft Room Two

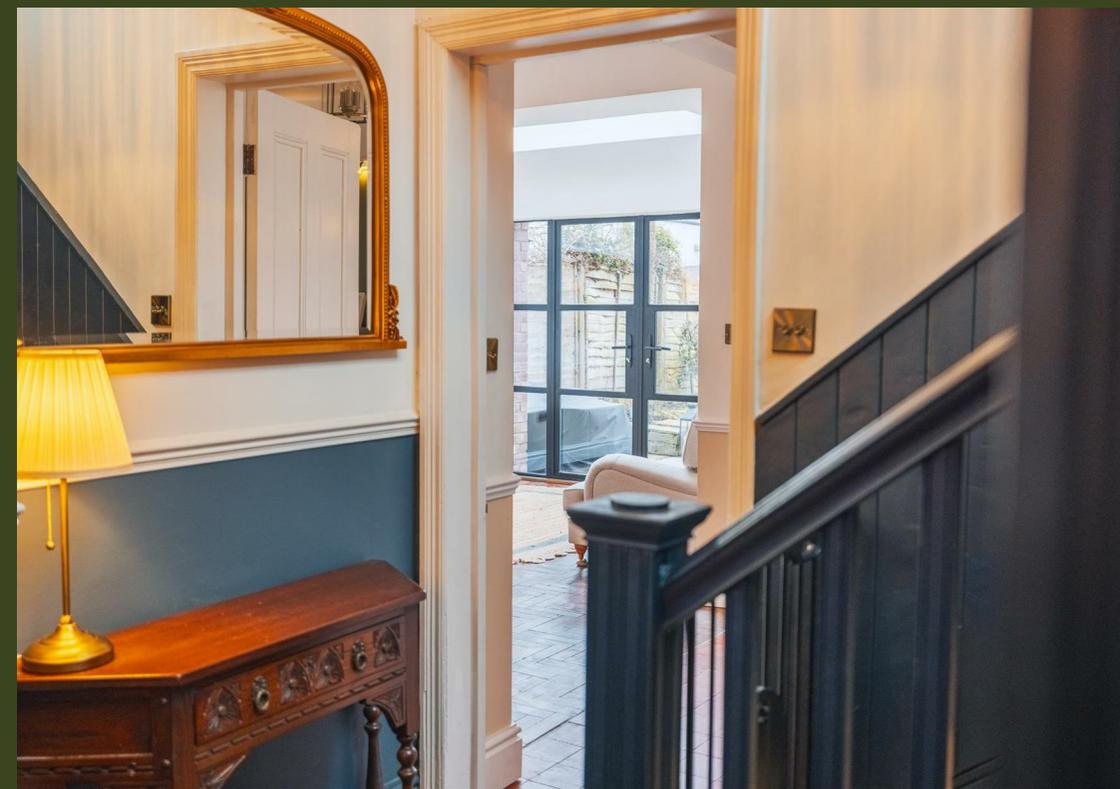
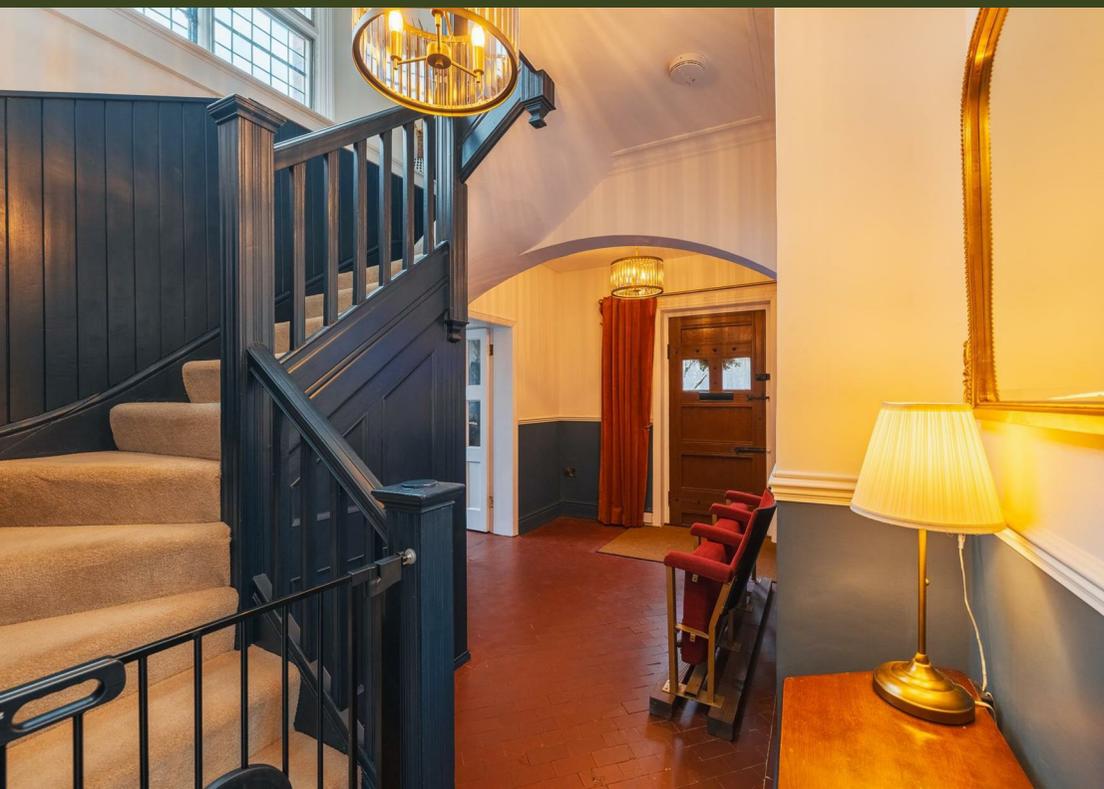
9'5" x 16'2" (2.87m x 4.93m)

restricted head height in places.

Garage

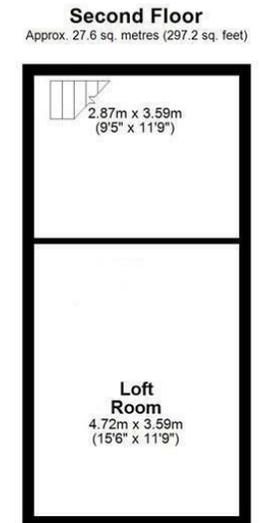
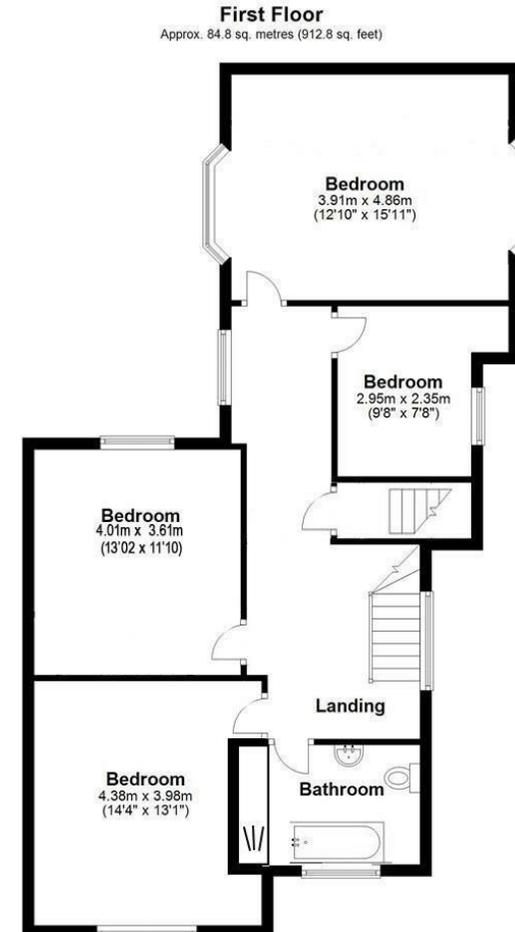
approx 33'1" x 10'1" (approx 10.08m x 3.07m)





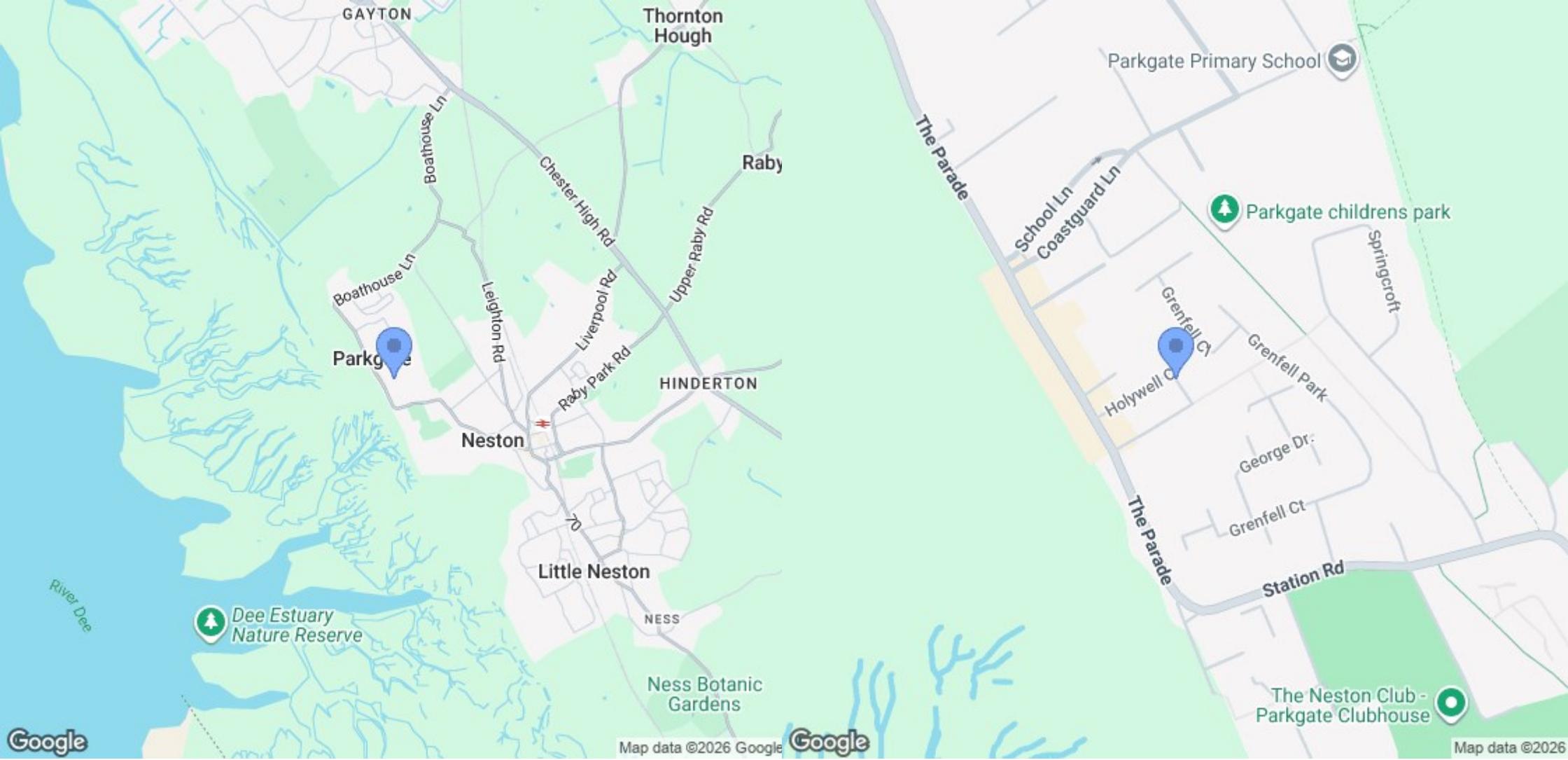
EPC & Floor Plan

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



Location Map

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