



**Constables**  
SALES & LETTINGS

Mostyn Gardens Parkgate, Neston

£1,100



Available to let; a recently refurbished semi-detached property located in the heart of Parkgate in Cheshire.

The accommodation is unfurnished and comprises, entrance hallway, lounge which is open to a dining room. There is a newly fitted kitchen with an integrated oven and hob. On the first floor there are three bedrooms and a bathroom.

The property is accessed along a pedestrian lane located off Brooklands Road. It is set back from the lane with a lawned front garden and hedging to provide privacy. At the rear is an enclosed garden with patio and lawn and storage shed.

The property is available immediately and early viewing is recommended.





- Semi-Detached Property
- Two Reception Rooms
- Rear Garden

- Prime Parkgate Location
- Modern Kitchen & Bathroom
- Unfurnished

- Three Bedrooms
- Utility Room & W.C.
- Available Now

## Hallway

## Kitchen

10'9" x 7'9" (3.29m x 2.37m)

## Lounge-Dining Room

21'3" max x 14'4" max (6.49m max x 4.38m max)

## Utility & W.C.

7'3" x 4'5" (2.23m x 1.37m)

## Landing

## Bedroom One

14'5" x 10'11" (4.40m x 3.33m)

## Bedroom Two

11'1" x 9'9" (3.38m x 2.99m)

## Bedroom Three

10'10" x 7'7" (3.31m x 2.32m)

## Bathroom

9'9" x 4'4" (2.99m x 1.34m)







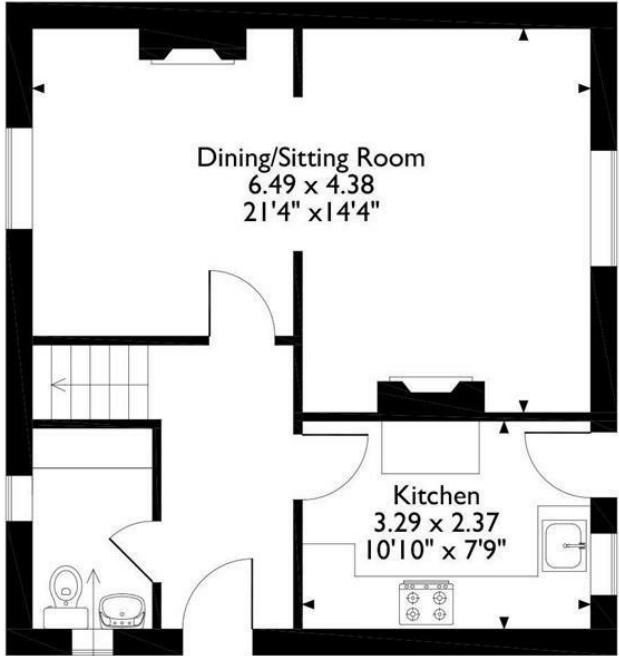
# EPC & Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

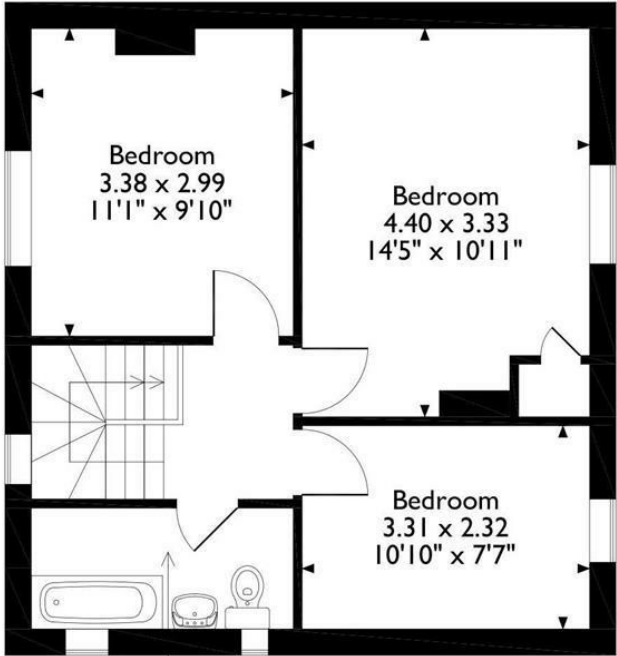
## Mostyn Gardens, Parkgate, Neston

### Approximate Gross Internal Area

88 Sq M/ 948 Sq Ft



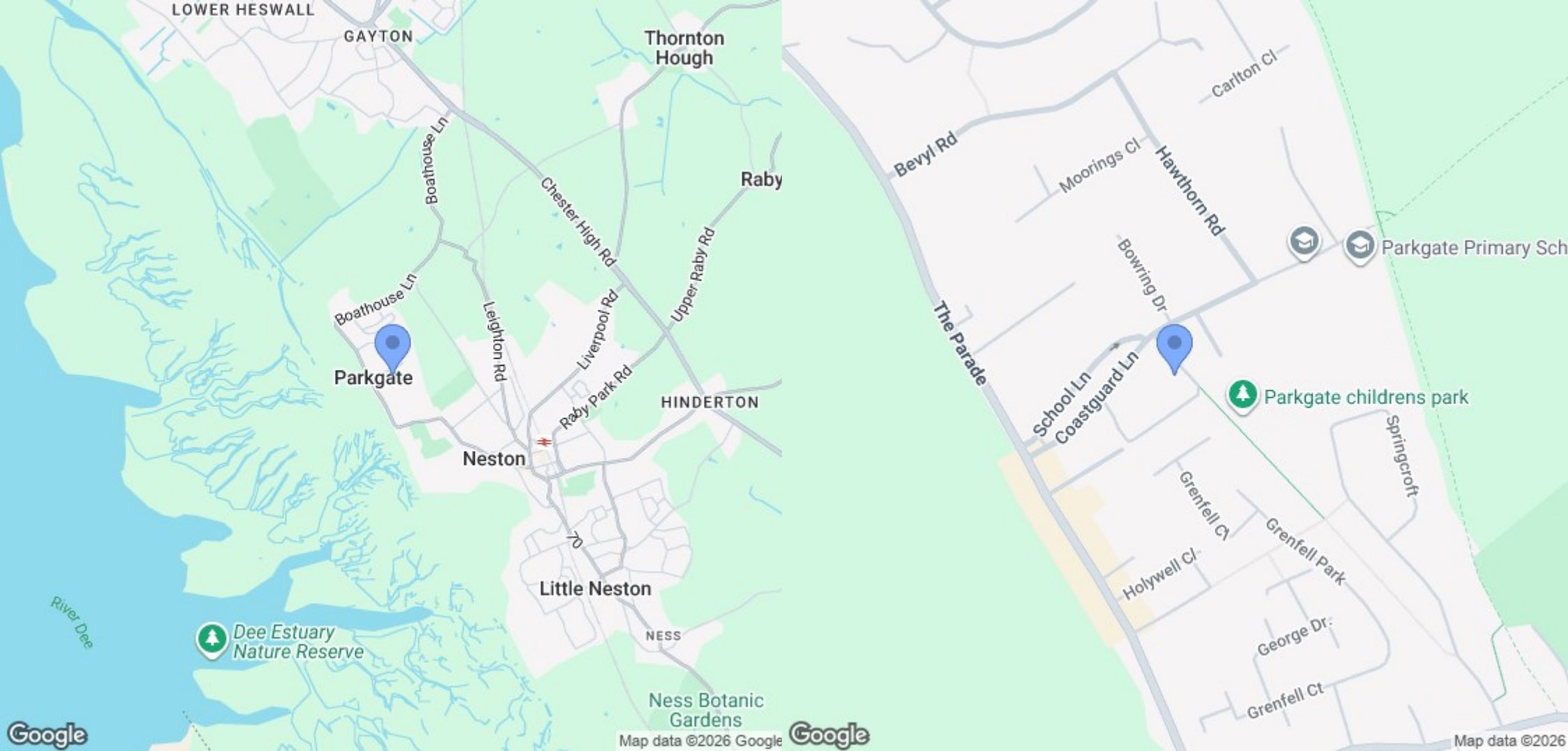
Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





## 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