



**Constables**  
SALES & LETTINGS

Woodlands Road Parkgate, Neston

£595,000



Occupying a generous private plot on one of Parkgate's most desirable roads, this beautifully presented detached home offers a wonderful balance of contemporary living, future potential and exceptional outdoor spaces.

A driveway provides ample off-road parking and leads to a double garage. To the rear, a substantial south-facing garden provides a superb setting for family life, entertaining and relaxation, complemented by a raised decked terrace with sleek glass balustrades that enjoys elevated views across the garden.

The current owner has thoughtfully renovated the property in recent years, with significant improvements including replacement windows, updated heating and electrical systems, a contemporary kitchen and a stylish modern bathroom. The property also offers exciting scope for further extension or remodelling, subject to the necessary consents, allowing a purchaser to create a home tailored to their own lifestyle.

The accommodation comprises a welcoming entrance hall with cloakroom/WC and staircase to the first floor. The principal reception room is a wonderfully light and inviting space centred around a log-burning stove, with bi-folding doors opening directly onto the decked terrace, creating a seamless connection between inside and out. A separate dining room also benefits from bi-folding doors, making it an ideal setting for entertaining and family gatherings throughout the seasons.

The kitchen is well-appointed and fitted with a range of integrated appliances including a double oven and hob, while a useful utility room provides additional practicality and storage.

To the first floor are three well-proportioned bedrooms and a beautifully finished family bathroom, all presented to an excellent standard.

Offered to the market with no onward chain, this is a rare opportunity to acquire a turn-key home in one of Parkgate's most sought-after locations, within easy reach of the village's renowned Parade, independent shops, cafés and restaurants.

- Renovated Detached Property with South-Facing Garden
- Well-Appointed Kitchen & Bathroom
- Fantastic Sized Garden with Raised decked Patio Area
- No Onward Chain

- Three Bedrooms
- Utility Room & W.C.
- New Heating, Electrical Installation & Windows

- Two Reception Rooms
- Double Garage & Driveway
- Early Viewing Essential

## Location

The property occupies a private plot, on the much sought after Woodlands Road in Parkgate, Cheshire; one of the areas most highly regarded and sought after roads. It is short distance to Parkgate and 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 Caldy, 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

17'11" x 13'0" (5.48m x 3.97m)

### Dining Room

10'3" x 11'5" (3.14m x 3.48m)

### Kitchen

10'3" x 9'4" (3.14m x 2.87m)

### Utility Room

### W.C.

### Landing

### Bedroom One

17'11" x 12'11" (5.48m x 3.96m)

### Bedroom Two

10'5" x 11'5" (3.18m x 3.48m)

### Bedroom Three

10'5" x 9'5" (3.18m x 2.88m)

### Bathroom


### Garage

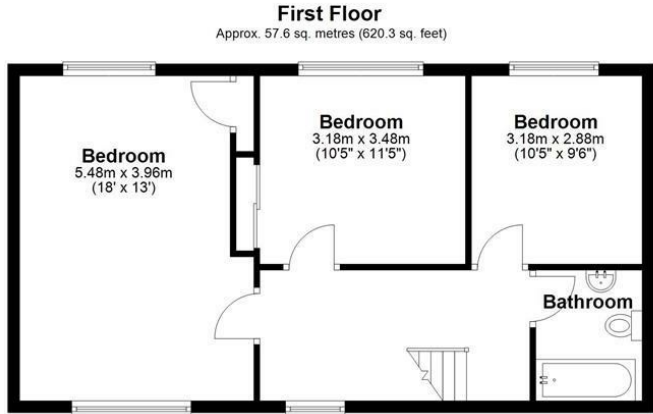
16'8" x 17'1" approximate (5.10m x 5.21m approximate)



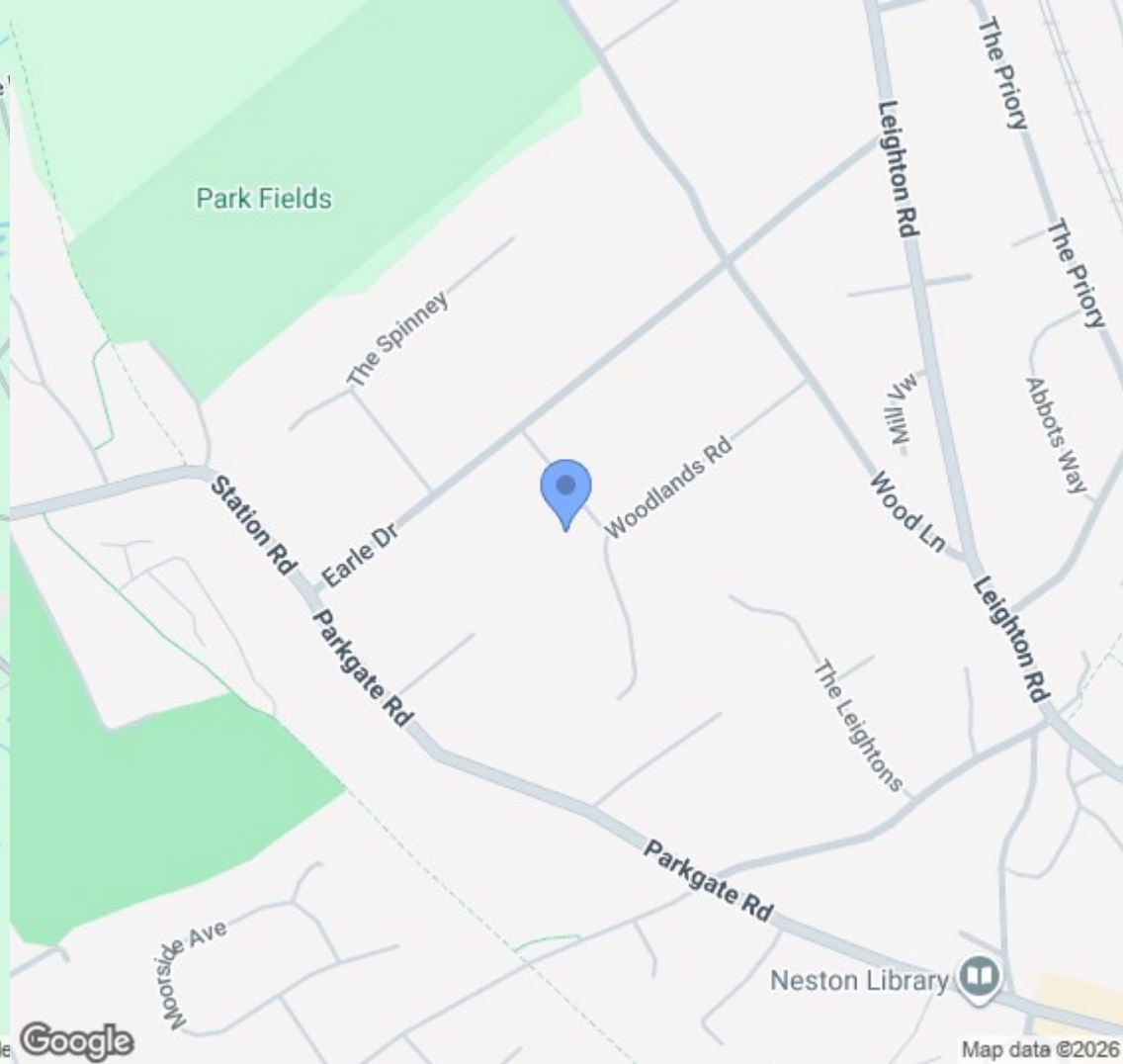
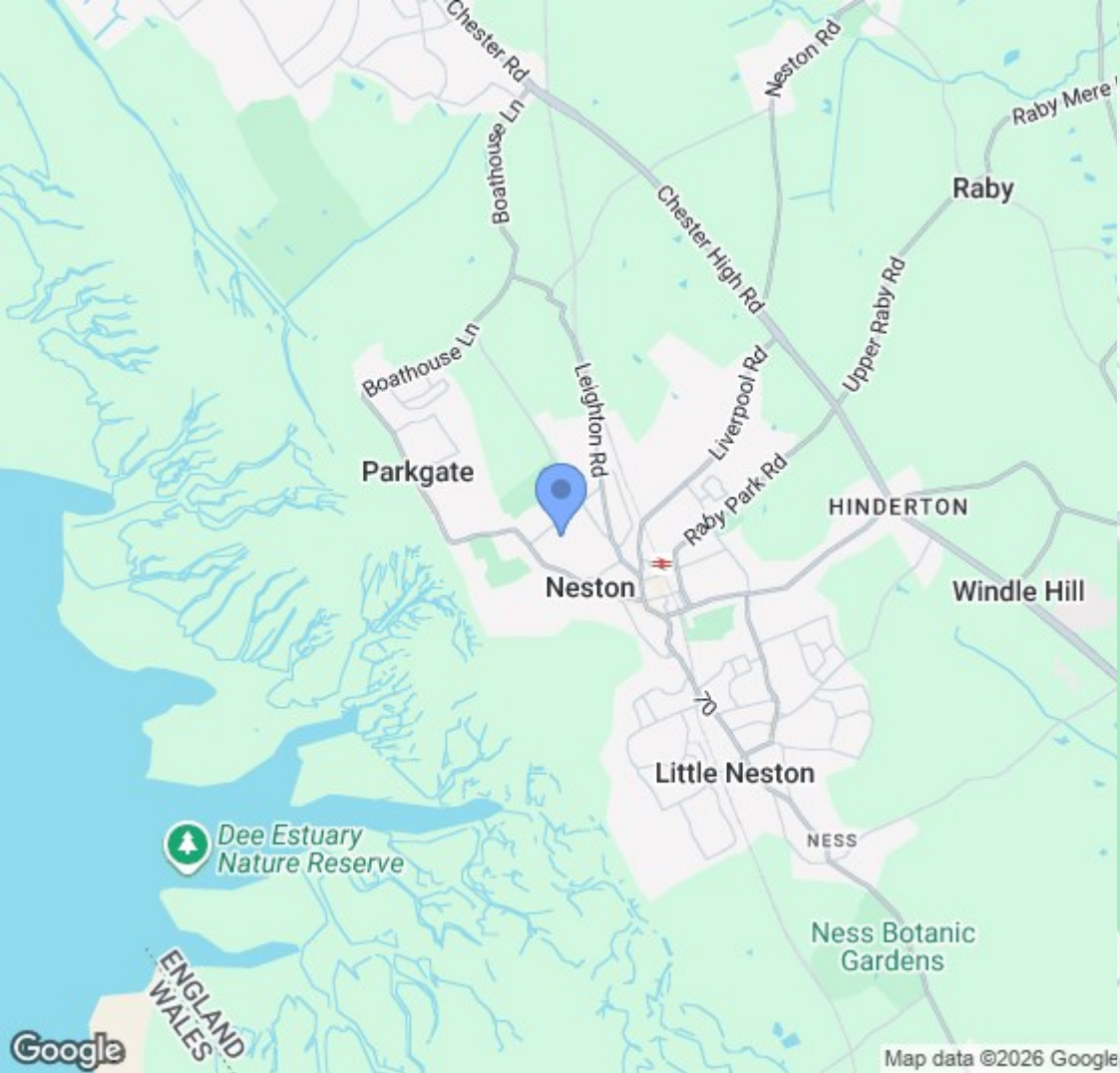


# EPC & Floor Plan

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>		<b>79</b>
(55-68) <b>D</b>	<b>66</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	



Total area: approx. 147.3 sq. metres (1585.2 sq. feet)  
6 Woodlands Road, Parkgate, NESTON



Location Map

# Constables

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