

DRAFT DETAILS

Constables

SALES & LETTINGS



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27 The Looms Neston CH64

£395,000



- **Detached Bungalow**
- **Two Bedrooms**
- **Large Lounge-Dining Room**
- **Exterior Sun Room/Office**
- **Huge Potential**
- **Car Port & Off Road Parking**
- **Highly Sought After Location**
- **Private Rear Garden**
- **No Onward Chain**

A spacious detached bungalow located in a highly sought after area of Parkgate, Cheshire.

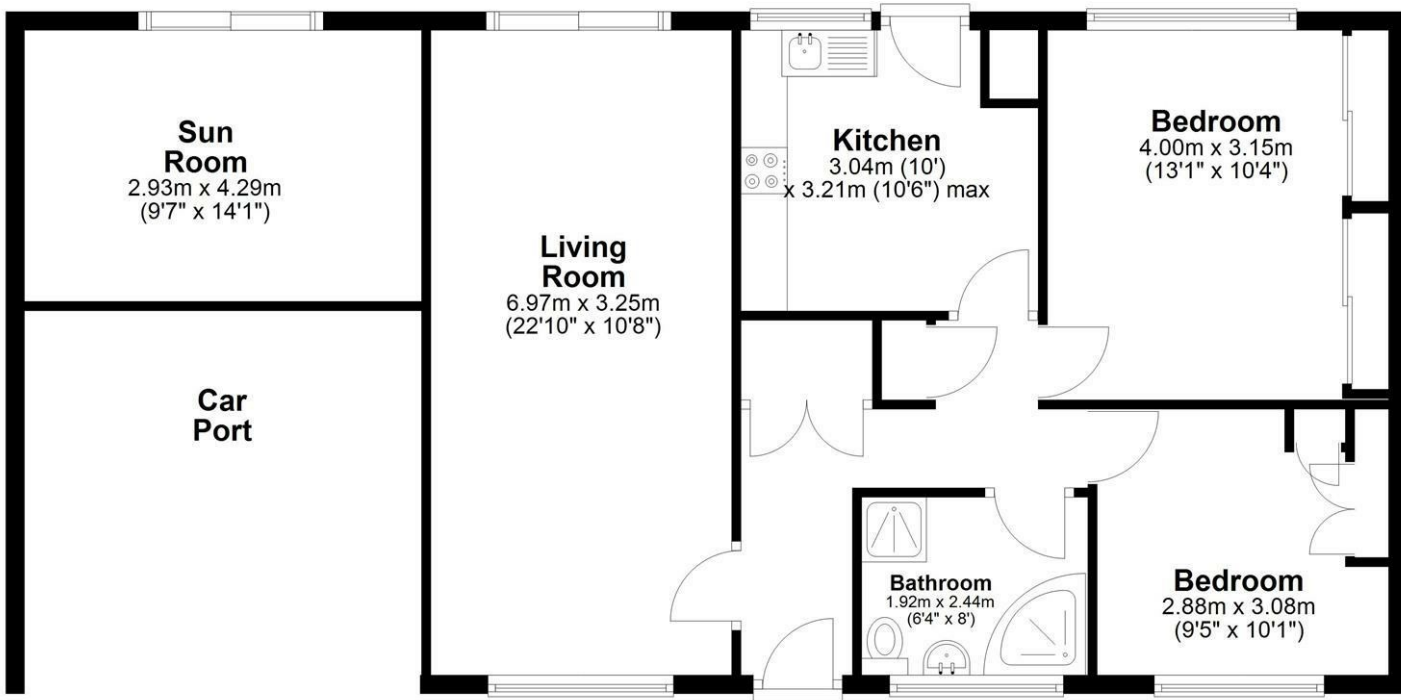
The property is set back from the road and has a front lawn and block paved driveway leading to a carport. There is a welcoming entrance hallway with built in storage cupboards and loft access. The main living space is a fantastic sized room and has a dual aspect making it a bright room. The kitchen is at the rear of the property and has an excellent range of built in cupboards and an integrated hob and double oven. The property has two double bedrooms, both with built in wardrobes and there is a bathroom. Accessed from the rear garden is also a useful sun room or office which could be incorporated into the main property (subject to the relevant permissions).

The rear garden is private and has a lawn, paved patio and established borders.

Offered for sale with no onward chain, early viewing is recommended.

Ground Floor

Approx. 102.8 sq. metres (1106.4 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

27 The Looms, Parkgate, NESTON

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		



Location

Parkgate has a number of restaurants, pubs and cafes and is popular with bird watchers and walkers along The Wirral Way. Neston is a short distance from the property and 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.

Schooling is well provided for with a good selection of schools nearby including Parkgate Primary School & 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, 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-Dining Room

22'10" x 10'7"

Kitchen

9'11" x 10'6" max

Bedroom One

13'1" x 10'4"

Bedroom Two

9'5" x 10'1"

Bathroom

6'3" x 8'0"

Sun Room/Office

9'7" x 14'0"





