

# DRAFT DETAILS

Constables  
SALES & LETTINGS



49 Carlton Close Parkgate

£335,000



- Modern Semi-Detached Home
- Three Good-sized Bedrooms
- Quiet Cul-de-sac location
- Stylish open plan Kitchen-Dining Room
- Spacious Lounge
- South Facing Garden
- Converted Garage Space
- Driveway Parking
- Highly Sought After Location

Set within the highly sought after coastal village of Parkgate, this beautifully presented three-bedroom semi-detached home offers modern family living in an exceptional lifestyle location. Carlton Close is a quiet and sought-after address, just a short stroll from Parkgate Parade with its cafés, shops and coastal charm, surrounding countryside provide outstanding opportunities for scenic walks right on the doorstep.

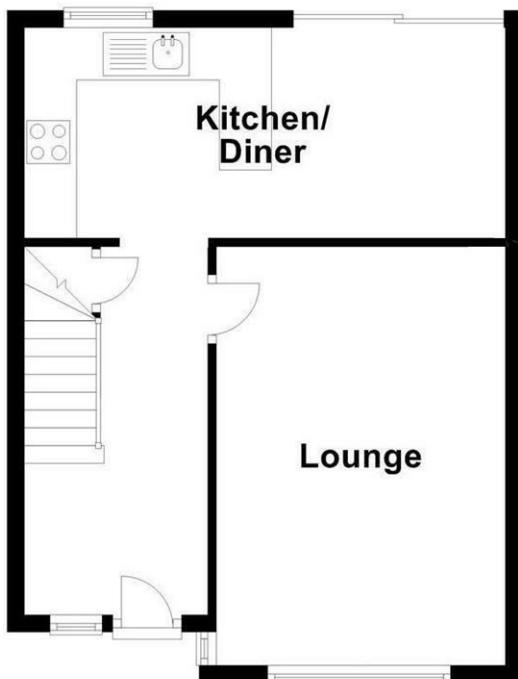
Occupying a generous plot, the property enjoys a particularly private, south-facing rear garden and has been thoughtfully updated by the current owners to create a stylish yet practical home. At the heart of the house is a contemporary open-plan kitchen and dining space, complete with integrated appliances and sliding patio doors that seamlessly connect indoor and outdoor living. A spacious lounge with a recently fitted feature fire provides a warm and inviting retreat, while a sleek modern bathroom and three well-proportioned bedrooms complete the accommodation. New internal doors, a new front door, along with fresh décor and flooring throughout, ensure the property is ready to move straight into.

Externally, the front offers a low-maintenance garden and a driveway providing off-road parking for several vehicles. To the rear, the private south-facing garden has been designed for both relaxation and entertaining, featuring a paved patio, lawn, storage shed and a summer house. The former garage has been cleverly converted into a versatile additional room with utility plumbing, ideal for use as a home office, gym or playroom.

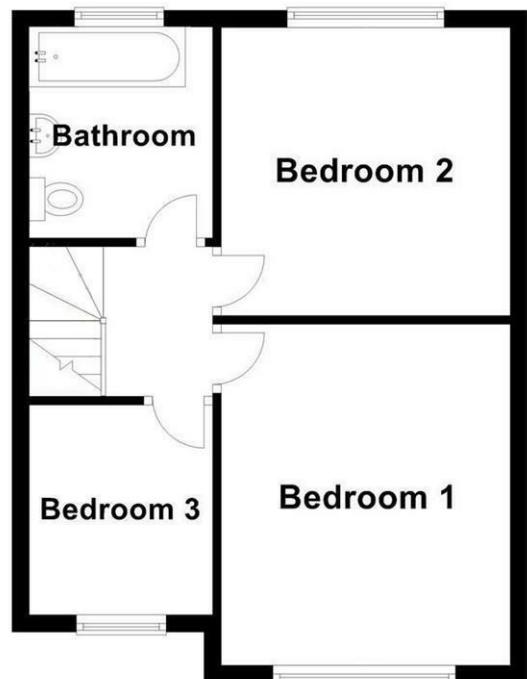
The property falls within the highly regarded catchment area for Parkgate Primary School and is conveniently positioned for easy access to larger commercial centres, making it perfectly suited to modern family life and commuters alike.

Homes of this quality and in such a prime Parkgate location are rarely available, and early viewing is strongly recommended.

## Ground Floor



## First Floor



For illustration purposes only - not to scale

# 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		



## **Location**

The property is located in the highly sought after conservation village of Parkgate in Cheshire. 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.

## **Accommodation**

### **Hallway**

**Lounge**  
10'11" x 16'0"

**Kitchen-Dining Room**  
10'6" x 16'9"

### **Landing**

**Bedroom One**  
10'1" x 13'10"

**Bedroom Two**  
12'5" x 10'1"

**Bedroom Three**  
6'11" x 6'6"

### **Bathroom**

### **Converted Outbuilding**









