

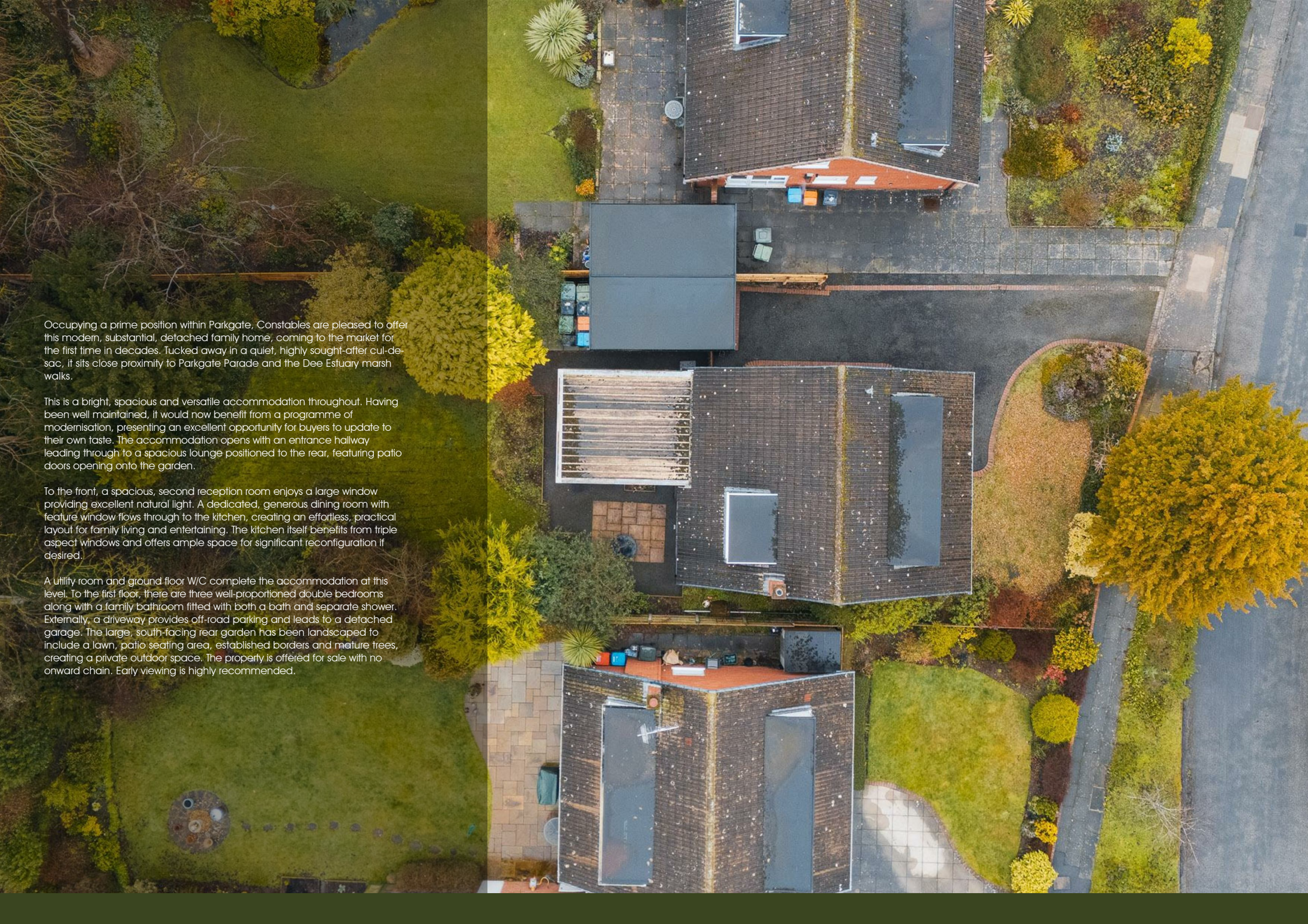


**Constables**  
SALES & LETTINGS

Manor Close

Parkgate, Neston

£430,000



Occupying a prime position within Parkgate, Constables are pleased to offer this modern, substantial, detached family home, coming to the market for the first time in decades. Tucked away in a quiet, highly sought-after cul-de-sac, it sits close proximity to Parkgate Parade and the Dee Estuary marsh walks.

This is a bright, spacious and versatile accommodation throughout. Having been well maintained, it would now benefit from a programme of modernisation, presenting an excellent opportunity for buyers to update to their own taste. The accommodation opens with an entrance hallway leading through to a spacious lounge positioned to the rear, featuring patio doors opening onto the garden.

To the front, a spacious, second reception room enjoys a large window providing excellent natural light. A dedicated, generous dining room with feature window flows through to the kitchen, creating an effortless, practical layout for family living and entertaining. The kitchen itself benefits from triple aspect windows and offers ample space for significant reconfiguration if desired.

A utility room and ground floor W/C complete the accommodation at this level. To the first floor, there are three well-proportioned double bedrooms along with a family bathroom fitted with both a bath and separate shower. Externally, a driveway provides off-road parking and leads to a detached garage. The large, south-facing rear garden has been landscaped to include a lawn, patio seating area, established borders and mature trees, creating a private outdoor space. The property is offered for sale with no onward chain. Early viewing is highly recommended.

# Constables

SALES & LETTINGS

- Three Bedroom Detached Home
- Highly Sought After Parkgate Location
- Large and Mature South Facing Garden
- Scope for Modernisation / Improvement
- Off Road Parking
- Quiet Cul-De-Sac

### Entrance Hall

### Lounge

13'4 x 12'9 (4.06m x 3.89m)

### Living Room

19'1 x 12'9 (5.82m x 3.89m)

### Dining Room

11'9 x 10'9 (3.58m x 3.28m)

### Storage Room

6'11 x 6'8 (2.11m x 2.03m)

### W/C

### Kitchen

14'5 x 11'3 (4.39m x 3.43m)

### First Floor

### Master Bedroom

11'10 x 11'11 (3.61m x 3.63m)

### Second Bedroom

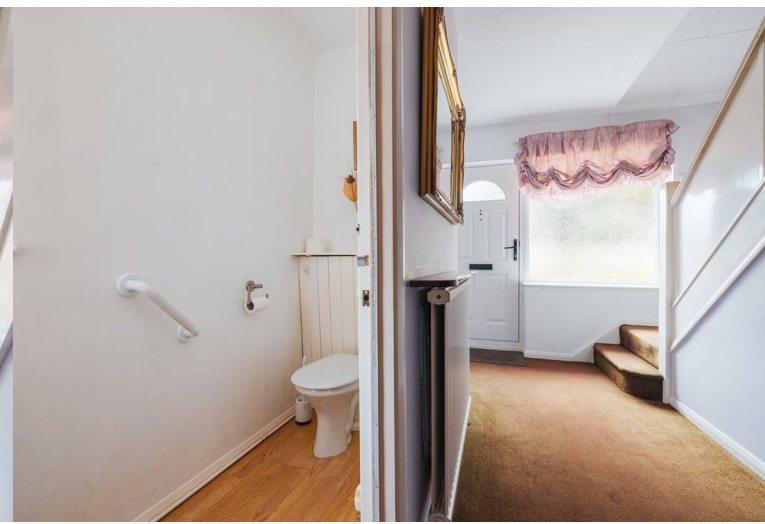
11'5 x 12'9 (3.48m x 3.89m)

### Third Bedroom

11'5 x 10'2 (3.48m x 3.10m)

### Main Bathroom

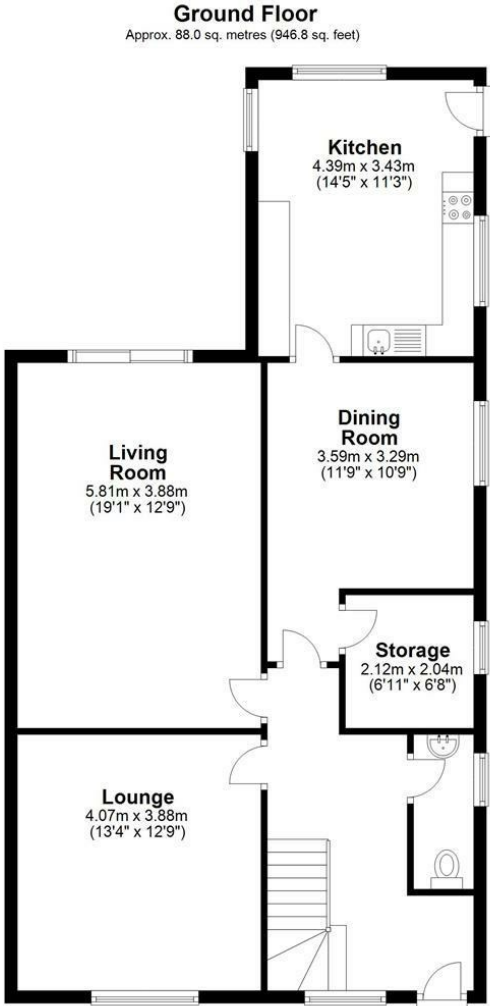
8'9 x 7'3 (2.67m x 2.21m)



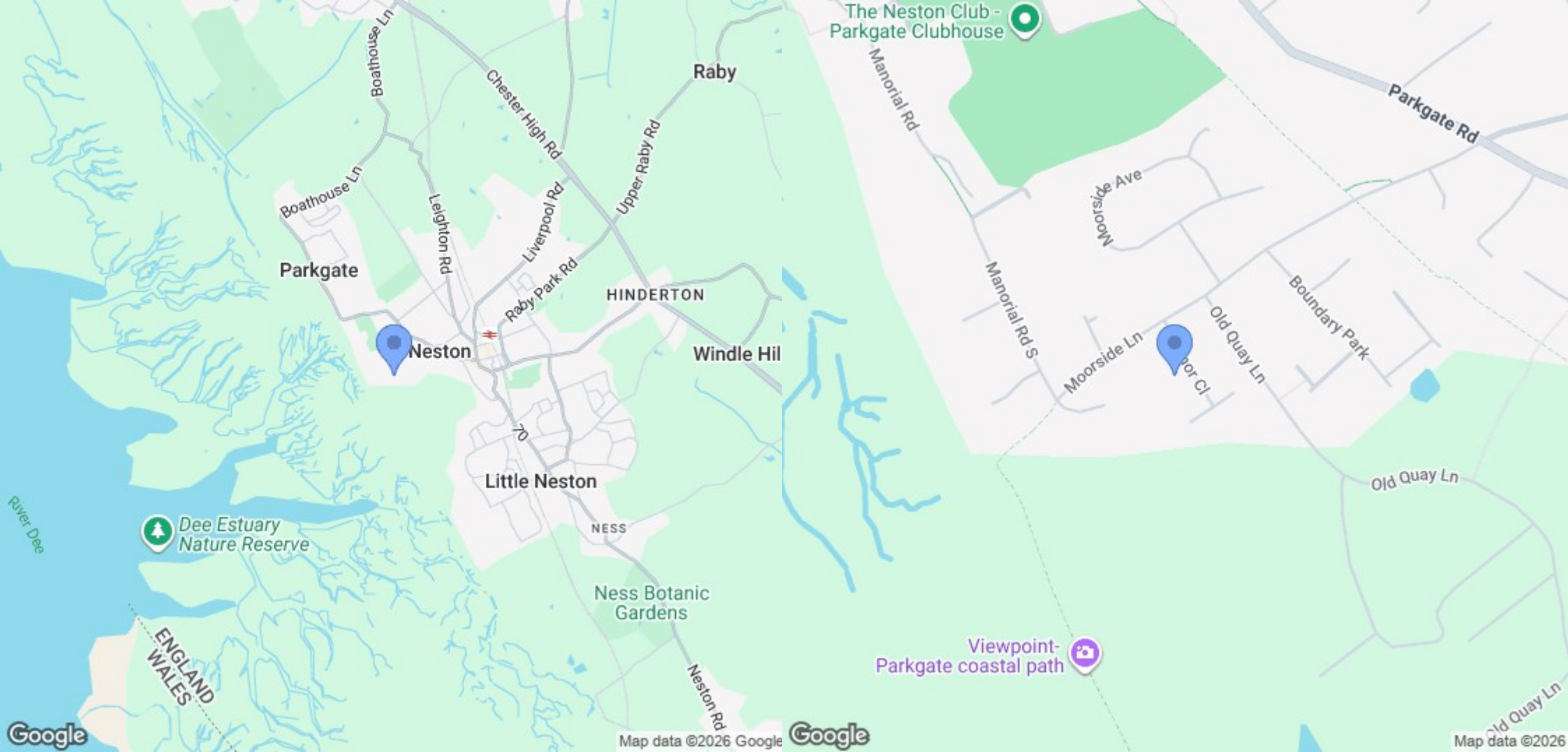


# EPC & Floor Plan

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (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>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Total area: approx. 138.9 sq. metres (1495.0 sq. feet)  
**15 Manor Close, NESTON**



## Location Map

# Constables

S A L E S   &   L E T T I N G S

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