DRAFT DETAILS

Constables
SALES & LETTINGS

5 | 2 | 2 | C

2B Moorings Close Neston

£495,000



- Traditional 1930s Semi-Detached Home
- Significantly Extended & Improved by the Current Owners
- Five First Floor Bedrooms
- Two Bathrooms
- Lounge and Open Plan Kitchen-Living-Dining Space
- Utility Room, W.C. & Study
- Good-Sized Rear Garden
- Large Driveway
- Highly Sought After Location
- Early Viewing Essential

A well-appointed and extended 1930s semi-detached home, enviably positioned within the highly regarded Moorings Close, Parkgate, and falling within the catchment area for the ever-popular Parkgate Primary School.

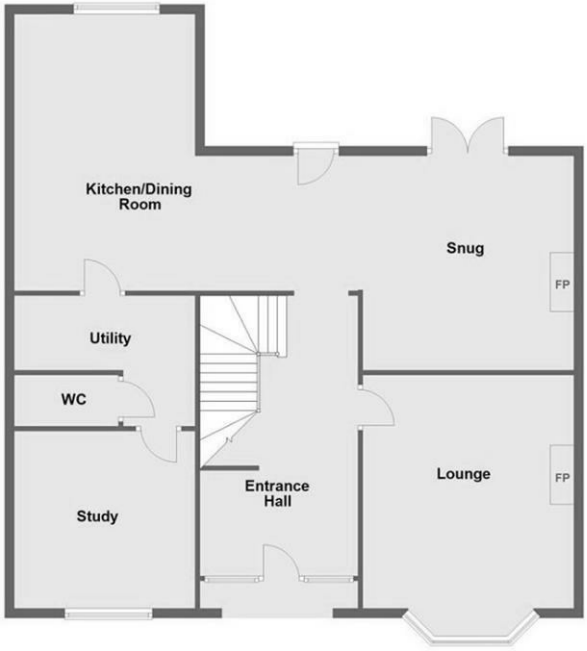
The property balances classic character with modern design, offering spacious and versatile accommodation that has been carefully maintained and enhanced to an excellent standard throughout. The setting is ideal for those seeking a lifestyle location, with the picturesque Parkgate promenade just a short stroll away, alongside convenient access to local amenities, transport links, and the scenic Wirral Way for walking and cycling enthusiasts.

The accommodation briefly comprises a welcoming entrance hallway, a separate lounge complete with a wood-burning stove, and an impressive open-plan kitchen, dining and living space—the true heart of the home—also benefiting from a second wood burner, creating a warm and sociable environment ideal for both everyday living and entertaining. A utility room, ground floor WC, and a dedicated study further enhance the practicality of the layout.

Upstairs, five well-sized bedrooms offer flexibility for growing families, guests or working from home. The bathrooms have been tastefully updated, including a sleek shower room. The boarded loft, with lighting and ladder access, offers exciting potential for future conversion (subject to the relevant permissions).

Externally, the property continues to impress. The front offers a gated driveway with ample off-road parking, alongside a lawned garden with established boundaries. To the rear, a private and enclosed garden provides a peaceful retreat, mainly laid to lawn with an Indian stone patio area—perfect for outdoor dining.

A superb opportunity to acquire a substantial family home in a prime location, early viewing is essential.



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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.

Accommodation

Hallway

Lounge
14'6" x 11'8"

Kitchen-Dining-Living Space
28'4" max x 14'11"

Utility Room
9'1" x 8'0"

W.C.
4'7" x 2'7"

Study
8'2" x 7'10"

Landing

Bedroom One
14'6" x 11'10"

Shower Room
6'0" x 4'9"n

Bedroom Two
12'2" x 11'3"

Bedroom Three
11'1" x 8'3"

Bedroom Four
11'1" x 8'5"

Bedroom Five
7'8" x 6'7"

Bathroom
6'9" x 6'7"







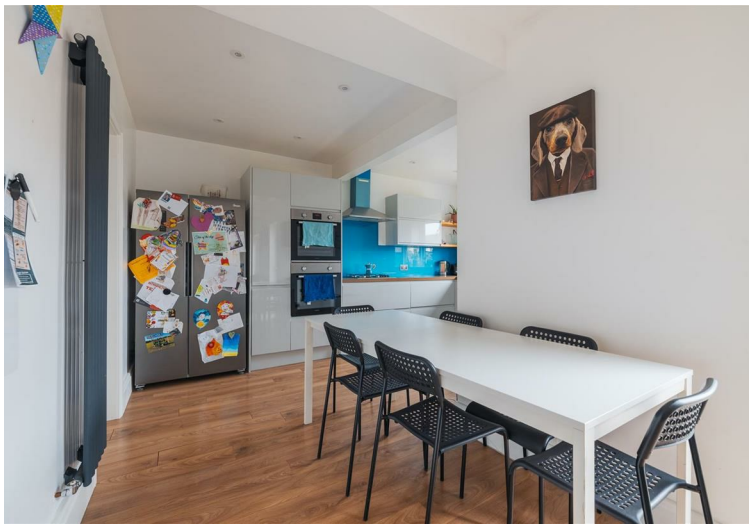










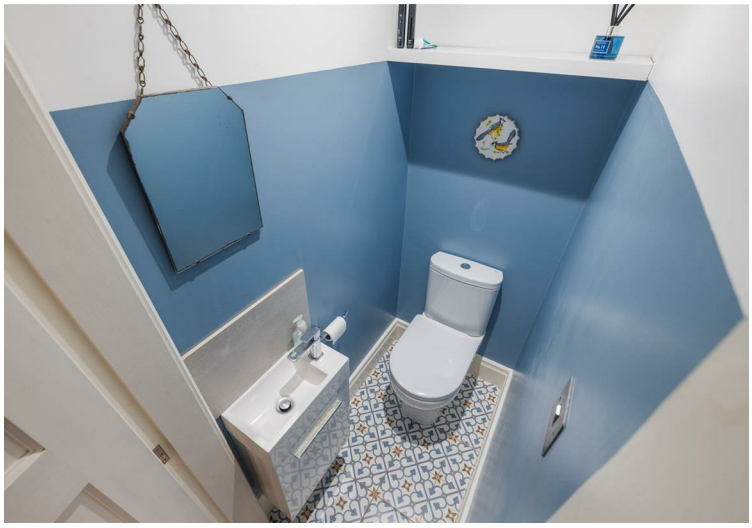



























DUNLOP
NIVEA MEN


PREMIER LEAGUE
CHAMPIONS 2025
LIVERPOOL, LIVERPOOL TOP OF THE LEAGUE!
CHELSEA







