



Total area: approx. 199.9 sq. metres (2152.1 sq. feet)

Parkgate Road, Neston, CH64 6QE

£800,000

5 Bedroom 3 Reception 2 Bathroom D

No Onward Chain - Extensive South Facing, Private Rear Garden - Stunning Family Home

Hewitt Adams are proud to bring 'Lilac Cottage' to the market for sale, dating back to the early 1900's Lilac Cottage is an enchanting, five double bedroom detached property ideally located on the ever so sought after Parkgate Road. Within walking distance to Neston Town Centre with excellent amenities, good transport links and catchment for highly acclaimed schools. The property is also a short journey to Parkgate Promenade and the Wirral Way with excellent walking and cycling routes.

The property is oozing character and charm and still retains many of its original features throughout.

In brief the spacious 2151 square foot accommodation affords porch, entrance hallway with original parquet flooring, spacious lounge overlooking the rear garden, a further reception room, kitchen, dining area, utility room and WC. To the first floor there are five double bedrooms, a spacious family bathroom and a further shower room.

Externally, to the front of the property there is a large tarmac driveway providing off road parking for multiple vehicles, access to the double garage, low level sandstone wall boundary to front, beautifully stocked borders, gated access leading to the rear. The rear garden is one of the best Hewitt Adams have seen, with an extensive, south facing and beautifully landscaped plot mainly laid to lawn with mature trees and shrubs, a raised patio area, a pond, offering complete privacy from all aspects.

Porch

4'05 x 3'06 (1.35m x 1.07m)

Traditional timber front door to porch, tiled floor, further door to hallway;

Entrance Hallway

15'11 x 7'01 (4.85m x 2.16m)

Stairs to first floor, original parquet flooring, central heating radiator, understairs storage area, period doors leading to;

Lounge

26'03 x 22'08 (8.00m x 6.91m)

Two box bay windows overlooking the rear garden, door leading outside, two central heating radiators, fireplace, doors to study.

Study

16'11 x 12'10 (5.16m x 3.91m)

Window to rear aspect, two central heating radiators, two windows to side elevation.

Kitchen

14'00 x 9'11 (4.27m x 3.02m)

Comprising a range of wall and base units with work surfaces incorporating sink and drainer, cooker, hob with extractor over, integrated dishwasher and microwave, space for fridge and freezer, window to front elevation, door to utility and WC.

Dining Room

11'04 x 11'00 (3.45m x 3.35m)

Window to front elevation, central heating radiator, opening to kitchen.

Utility Room

9'10 x 6'10 (3.00m x 2.08m)

Door leading to the side of the property, wall mounted boiler, space for washing machine, door to WC.

WC

Window to side aspect, WC, wash hand basin.

Landing

Window to front elevation, doors leading to;

Bedroom 1

13'11 x 12'05 (4.24m x 3.78m)

Window to rear elevation, central heating radiator, fitted wardrobes and dresser.

Bedroom 2

14'09 x 9'10 (4.50m x 3.00m)

Window to rear elevation, central heating radiator.

Bedroom 3

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

Window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom 4

11'06 x 11'03 (3.51m x 3.43m)

Window to front elevation, central heating radiator.

Bedroom 5

12'05 x 10'05 (3.78m x 3.18m)

Window to front elevation, central heating radiator, fitted wardrobes and dressing table.

Shower Room

9'11 x 4'01 (3.02m x 1.24m)

Comprising, WC, shower cubicle, wash hand basin, window to front aspect.

Family Bathroom

9'07 x 7'01 (2.92m x 2.16m)

A spacious bathroom comprising; two wash hand basins, bath, bidet, central heating radiator, window to side elevation, door to a large storage area.

Double Garage

Up and over door to front, window and pedestrian door to rear, lighting and power, work bench.

