



I Brick Bank Cottages

Dodleston | Cheshire | CH4 9LJ

£575,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Nestled in a countryside location located just a few miles from Chester, this delightful semi-detached former Duke of Westminster estate property offers a perfect blend of comfort and modern living. Set on a generous plot with a wide driveway and far reaching views to the front and rear. With three well-proportioned en suite bedrooms, this property is ideal for families or those seeking extra space. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings. The house boasts an inviting reception room and a superb open plan kitchen/dining/family room perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods these rooms creates a warm and welcoming atmosphere throughout the home. With three bathrooms, convenience is at the forefront of this property. This feature is particularly beneficial for busy households, allowing for a seamless morning routine and ensuring that everyone has their own space when needed. The location in the hamlet of Gorstella just outside the desirable village of Dodleston is a significant advantage, offering a tranquil countryside setting while still being within easy reach of local amenities and transport links. This makes it an excellent choice for those who appreciate the peace of rural life without sacrificing accessibility to nearby towns and cities. In summary, this semi-detached house on Welsh Road is a wonderful opportunity for anyone looking to settle in a friendly community. With its spacious layout, modern conveniences, and prime location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

- A BEAUTIFULLY APPOINTED THREE BEDROOM SEMI DETACHED HOUSE
- SOUGHT AFTER COUNTRYSIDE LOCATION WITHIN EASY REACH OF CHESTER
- STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- COSY LOUNGE
- DOWNSTAIRS WC & UTILITY
- THREE EN SUITE BATHROOMS
- GAMES ROOM/OFFICE IN CONVERTED GARAGE
- GENEROUS PLOT
- AMPLE OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Timber front door opens into a welcoming hall with wood effect flooring, timber frame window to side, stairs rising to the first floor, understairs storage cupboard, doors to wc, lounge and kitchen/dining/family room, spotlights.

Lounge

Cosy living room with wood effect flooring, timber frame window to front, fire place with timber mantel over, spotlights.

Kitchen/Dining/Family Room

Stunning open plan space which is the heart of the home. Fitted range of wall and base units, solid timber worktops, inset ceramic sink, mixer tap, upvc window to rear, two skylight windows, providing an excellent degree of natural light, dishwasher, range cooker, space for American style fridge/freezer, tiled splashback, tiled floor, central island with breakfast bar, door to rear porch/utility, spotlights, space for dining set, wood burning stove, set on a slate hearth, sitting area with tv alcove and French style doors to rear garden.

WC

With toilet, hand wash basin, timber frame window to front, wood effect flooring.

Rear Porch/Utility

Tiled floor, space and plumbing for washing machine and tumble dryer, wall mounted boiler, upvc door to rear, spotlights.

First Floor Landing

Carpet, doors to bedrooms, loft access, timber frame window to front.

Bedroom One

A spacious double bedroom with carpet, timber

frame window to side, upvc window to rear, with countryside views, spotlights. Door to en suite.

En Suite

Generous shower enclosure, wc and hand wash basin set in vanity unit, timber frame frosted window to side, tiled floor, chrome towel rail.

Bedroom Two

Carpet, timber frame window to front, spotlights, exposed timber beam, door to en suite.

En Suite

Generous shower enclosure, wc and hand wash basin set in vanity unit, tiled walls and floor, extractor, chrome towel rail.

Bedroom Three

Carpet, upvc window to rear, decorative cast iron fire place, feature timber beam, door to en suite.

En Suite

Panel bath with shower over, wash hand basin set in vanity unit, wc, tiled floor, tiled walls, mirror, chrome towel rail, extractor, Velux skylight window to rear elevation.

Garage

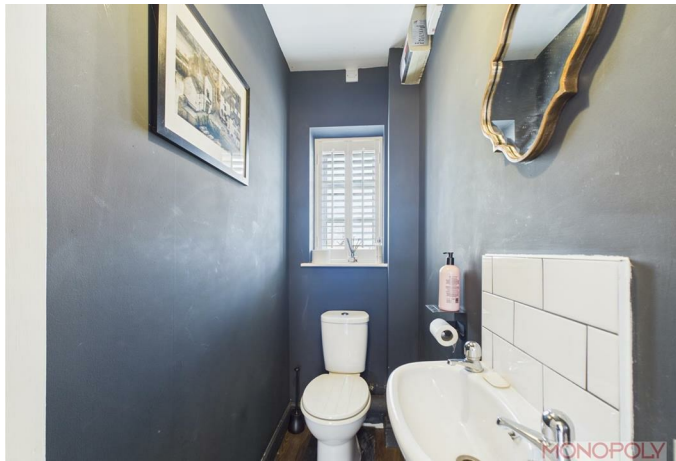
Detached garage with laminate flooring, upvc windows to rear and side, spotlights, loft access. Entrance doors are currently boarded over but could easily be reverted back.

Outside

Front timber entrance gate opening to a gravel off road parking area with space for several cars, lawn to side, hedging to front and side boundaries.

Rear garden with patio adjacent house, outdoor tap, brick outdoor store, lawn, inset trampoline, path and gate to front.





Additional Information

Lpg gas central heating.. Septic tank

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections.
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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage.







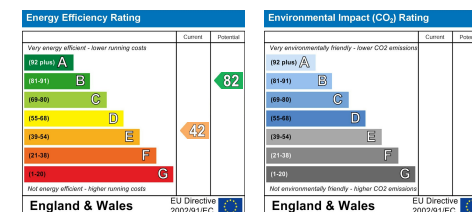


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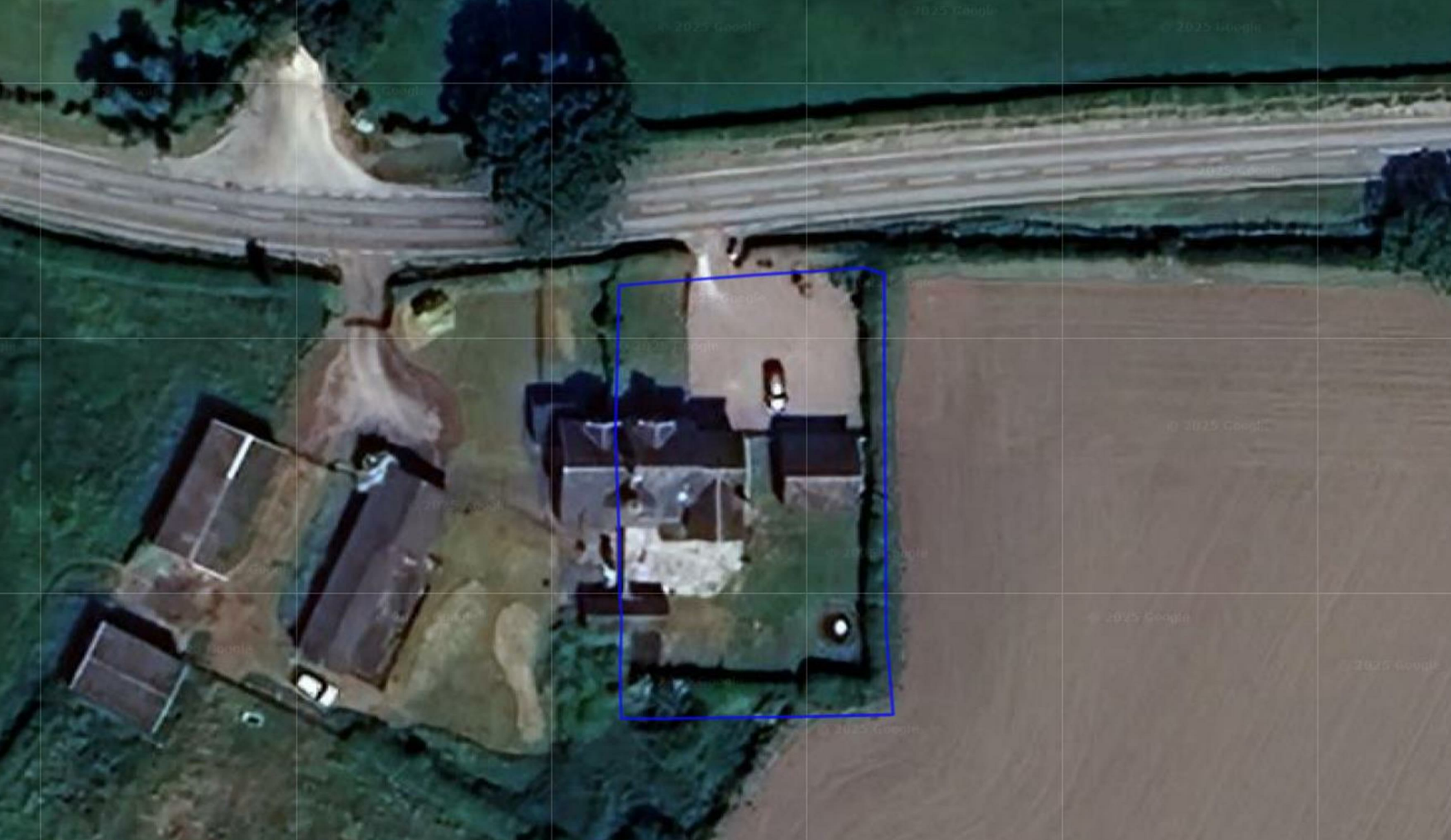












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