

# Town & Country

Estate & Letting Agents

Penfold Way, Dodleston

Offers In Excess Of £120,000



ATTENTION FIRST TIME BUYERS - 50% SHARED OWNERSHIP of this beautifully maintained townhouse with two double bedrooms in Dodleston village,, located opposite a scenic park. Close to Chester city centre and amenities. Gas heating, double-glazed windows, cosy living room, spacious kitchen/dining area, and modern bathroom. Front garden with parking, and low-maintenance south-facing rear garden. Ideal village living with modern convenience.

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## DESCRIPTION

This beautifully maintained two double-bedroom townhouse is ideally located opposite a scenic recreational park featuring a pond, outdoor gym, and cricket pitch, in the highly desirable, semi-rural village of Dodleston. Offering convenient access to Chester city centre, Chester Business Park, local motorway networks, and a range of day-to-day amenities, this property combines tranquil village living with modern convenience. The townhouse benefits from gas central heating and double-glazed windows throughout. Inside, you will find an inviting entrance hall, a cosy living room, and a spacious kitchen/dining room. The first-floor landing leads to two double bedrooms and a beautifully presented contemporary bathroom suite.

Externally, the property boasts twin off-road parking spaces and a charming front garden adorned with rosebushes and golden gravel. Gated side access leads to a sunny, south-facing rear garden, designed for low maintenance with predominantly golden gravel, scattered plants and shrubs, and a paved patio area perfect for outdoor relaxation. Don't miss the chance to make this delightful property your new home in Dodleston's sought-after village setting!



## LOCATION

Dodleston is a popular village and

enjoys good local schooling for primary education. There is a quality Post Office and village store, good public house/restaurant, village hall, equipped children's play area and a beautiful old church. Chester city centre is approximately 10-15 minutes travelling distance by car as is the Chester Business Park and links to the A55 and M53/M56 motorway network are also within easy reach.

## DIRECTIONS

Proceed out of Chester taking the third exit off the Overleigh roundabout along Lache Lane. Continue along Lache Lane for approximately 2 miles. Upon reaching the roundabout turn right signposted Kinnerton. Proceed over the level crossing turning left signposted Dodleston. After approximately 1 mile, upon reaching the village turn left into Penfold Way where the property will be found on the right hand side.

## ENTRANCE HALL

The property is entered through a timber panel and glazed front door, which opens to timber laminate flooring, a radiator, and stairs rising to the first-floor accommodation. A door leads to the living room.



## LIVING ROOM

13'8" x 10'7"

The living room features timber laminate flooring, a double-glazed window facing the front elevation with a radiator below, and an Adam-style fire

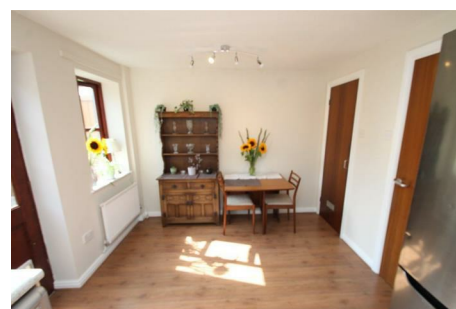
surround with a marble hearth. A doorway leads to the kitchen/dining room.



## KITCHEN/DINING ROOM

13'10" x 9'8"

The kitchen/dining room features a continuation of the timber laminate flooring from the living room. It is fitted with wall, base, and drawer units, and the work surface space houses a stainless steel single drainer sink unit with a tiled splashback. There is space for a cooker and plumbing for a washing machine. The room includes a wall-mounted Ideal gas combination boiler, a storage cupboard, and a radiator. Two double-glazed windows face the rear garden, and a timber panel and glazed back door opens to the rear of the property



## FIRST FLOOR LANDING

The landing features a built-in storage cupboard with hanging and shelving, access to the loft, and doors opening to both double bedrooms and the bathroom.



## BEDROOM ONE

13'10" x 9'9"

The first bedroom features two double-glazed windows to the front elevation, timber flooring, a radiator, and a deep built-in shelved store cupboard.



## BEDROOM TWO

13'10" x 7'10"

The second bedroom has a double-glazed window facing the rear elevation, with a radiator below and timber laminate flooring.



## BATHROOM

7'2" x 5'5"

The bathroom is installed with a beautiful white contemporary suite comprising a panel bath with a mixer

tap, shower extension, and protective glass screen. It features a dual flush low-level WC and a vanity unit housing a wash hand basin with a mixer tap. The walls are partly tiled, and there is a chrome ladder-style heated towel rail. The flooring is ceramic tiled, and a double-glazed opaque window faces the side elevation. Recessed downlights with an integrated extractor fan are set within the ceiling.



## EXTERNALLY

To the front of the property are twin off-road parking spaces along with a paved pathway leading to the front door. The front garden features a golden gravel area with three rose bushes, gated side access to the rear garden, and a canopy above the front door with a light. The low-maintenance rear garden enjoys a lovely sunny southerly orientation and is comprised of golden gravel, shrubs, and paved areas. It includes two sheds, an outside light, a water supply, and is enclosed by a combination of fencing and hedging.



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

50% Shared Ownership - Via Your Housing LTD

50% shared ownership rent: £307.88 per month

Tenure: Leasehold 189 Years from 1st of January 1999 - approx 163 years remaining.

Council Tax Band: C £2,024

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

