

# CHANGING HOME



36 Mallory Walk | Dodleston | Chester | CH4 9NP

£225,000

A skillfully refurbished two bedroom property that has been transformed into a stunning home by current owners. Located at the top of a cul-de-sac in the popular village of Dodleston which is set in beautiful countryside but a short drive to Chester. NO ONWARD CHAIN. Internal viewing required.

## Property Description

### LOCATION

The beautiful village of Dodleston is set just to the west of Chester with easy access to A55 and A483. The village itself has a popular gastro pub, village shop/post office, church and primary school together with sports fields and fishing spots. Chester and Wrexham are within a short drive as is Airbus and Broughton Retail Park.

### HALL

Accessed via a new partly glazed composite front door and with a built in cupboard, radiator and wood effect laminate floor.

### LOUNGE/DINER

16' 4" x 9' 8" (4.98m x 2.95m) With two radiators, wood effect laminate floor and small understairs cupboard.

### CONSERVATORY

13' 5" x 7' 11" (4.09m x 2.41m) max. With a newly completed tiled roof incorporating recessed spotlights into the ceiling. A newly installed thermostatic radiator. Wood effect laminate floor and UPVC double glazed windows and double doors onto the rear garden.

### KITCHEN

10' 5" x 6' 3" (3.18m x 1.91m) A superb newly fitted kitchen with a range of floor and wall units. Black matt sink unit with matching hot water tap. Integrated oven, microwave, fridge/freezer, dishwasher, washing machine and induction hob with extractor over. Recessed spotlights, partly tiled walls and UPVC double glazed window. Wood effect laminate floor and wall mounted Worcester boiler within a fitted wall unit.

### LANDING

With loft access.

### BEDROOM 1

12' 7" x 7' 8" (3.84m x 2.34m) With an airing cupboard, radiator, UPVC double glazed window and wood effect laminate floor.

### BEDROOM 2

8' 3" x 9' 9" (2.51m x 2.97m) With a radiator, UPVC double glazed window and wood effect laminate floor.

### BATHROOM

With a white suite of a WC, wash hand basin and shower cubicle. Fully tiled walls, tiled floor and heated towel rail. Frosted UPVC double glazed window.



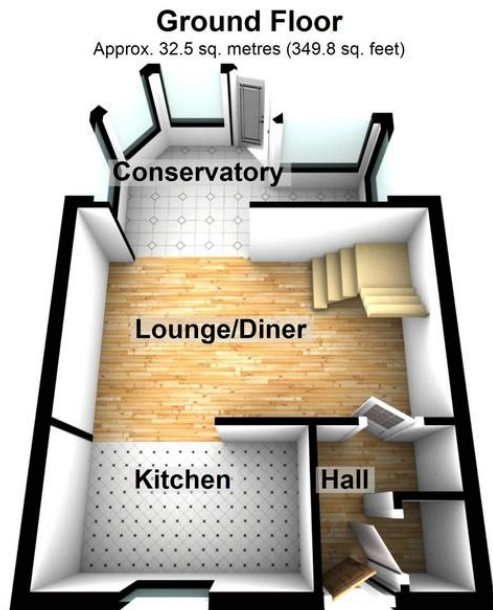
## **PARKING**

To the rear is an allocated parking space. There is also use of communal spaces at the front of the property.

## **OUTSIDE**

To the front is a small low maintenance garden. A gate at the side of the property leads to the back garden which is block paved with well stocked borders and a garden shed. A gate also leads to the parking space at the rear of the property.





Total area: approx. 57.4 sq. metres (617.8 sq. feet)

for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

## Contact Details

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01244 345664

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements