

Mollington Court, Mollington , Chester, CH1 6LA
Offers in the region of £350,000 MS10410



DESCRIPTION: If you are looking for a spacious bungalow in a sought after location this could be the one for you. We are looking for cash offers as this is not a traditional structure. We are informed it is Canadian timber but have not been able to verify this and would be buyers should satisfy themselves. The property provides:- entrance porch and hall, bright and airy lounge, dining room, fitted kitchen, utility room, 3 generous bedrooms, principle bedroom has an ensuite .Family bathroom. Oil warm air heating which is vented throughout the property. Double glazing. Parking for 6/7 cars having two drives. Garage and carport. Gardens to the front and rear

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

PLEASE NOTE: The person authorised to sell this property is related to a partner in this estate agency practice.

DIRECTIONS: Turn right out of the Shotton Office and continue to Queensferry and proceed through the traffic light intersection to the roundabout and take the first exit.. Continue signposted Birkenhead/Chester. Take the A540 exit for Hoylake/Chester. Turn right onto Parkgate Road A540. Take the first exit at the roundabout to stay on. Parkgate Road After 1.3 Miles turn left on to Overwood Lane and at the junction turn right onto Townfield Road. Turn left into Mollington Court where the property will be seen on the right hand side.

Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular village on the fringes of Chester City Center.

HEATING: Gas warm air heating which is vented throughout the property.

ENTRANCE PORCH Double glazed front door and side panel.

ENTRANCE HALL: Built in storage cupboard

LOUNGE: 17' (max to recess) x 15' (5.18m x 4.57m) Two double glazed windows.

DINING ROOM: 11' x 9' (3.35m x 2.74m) Double glazed window.

KITCHEN: 11' x 9' (3.35m x 2.74m) Double glazed window. Double stainless steel sink unit with storage below and wall and base matching units with work surface over.

UTILITY ROOM: 7' x 5' (2.13m x 1.52m) Plumbing for a dishwasher, Double glazed window and side exit door.

INNER HALL Loft access, large cupboard housing the boiler and linen cupboard.

BEDROOM 1: 12' x 12' (3.66m x 3.66m) Double glazed window. Built in Wardrobe.



ENSUITE: Double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



BEDROOM 2 11' x 8' (3.35m x 2.44m) Double glazed window. Built in Wardrobe.



BEDROOM 3: 10' x 8' (3.05m x 2.44m) Double glazed patio doors. Built in storage.



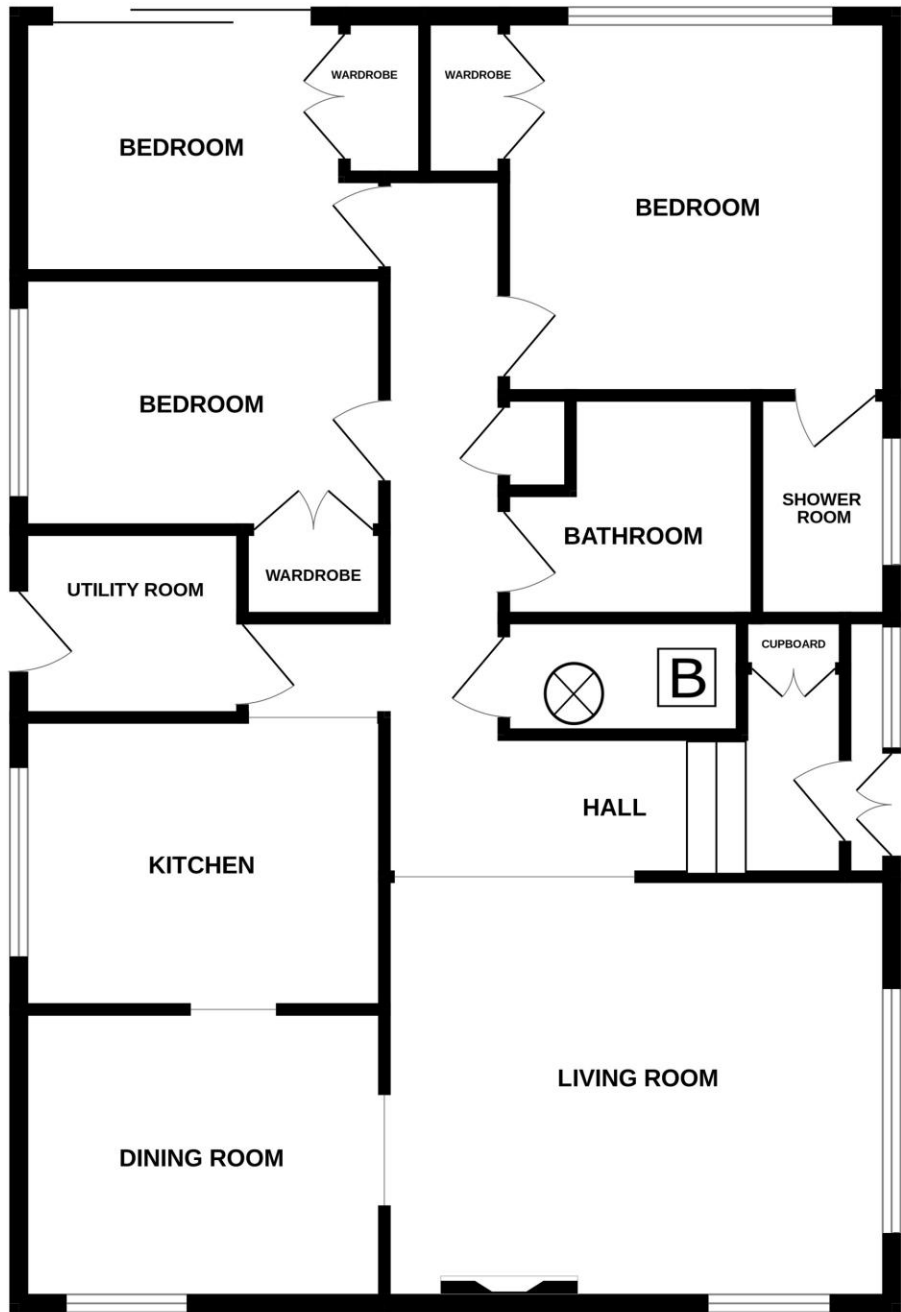
BATHROOM: 7' x 6' 11" (2.13m x 2.11m) Wash hand basin in vanity unit, panelled bath and w.c. Complimentary tiling.



OUTSIDE: Front lawn garden. Drives to both sides of the property, Garage and carport.
Established gardens with some paved areas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey