

Town & Country

Estate & Letting Agents

Mollington Court, Mollington

Offers In Excess Of £360,000



This spacious detached bungalow, situated within the highly desirable village of Mollington requires a degree of modernisation, and boasts beautiful rural views to the rear. Benefiting from adaptable accommodation including a cloakroom, en suite, two reception rooms, a conservatory, oil central heating and UPVC double glazing. Having the advantage of mature established gardens, off road parking and a double garage. Viewing is essential to appreciate this wonderful home.

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DESCRIPTION

The bungalow offers spacious accommodation comprising of an entrance hall with cloakroom WC, a triple-aspect living room opening into the dining room, a kitchen fitted with wood-grain effect units, and an inner passageway providing access to a bathroom. Having two bedrooms the principle offering en suite facilities, and a sitting room with a conservatory beyond. The sitting room was previously utilised as a double bedroom and could easily be utilised accordingly. Externally, the front of the property offers lawned and shrubbed gardens with ample gravel off-road parking positioned in front of the double garage. Side access leads to the rear garden, predominantly laid to lawn with a variety of plants, shrubs, and trees, a paved pathway and seating area, and a low hedge allowing occupants to enjoy the beautiful rural views.



LOCATION

Mollington is a small semi-rural village located approximately two miles north of Chester city centre. The village has a quiet residential and countryside setting. A range of supermarkets, convenience stores, and shopping parks are available in nearby Chester and surrounding areas. Bus routes serve Mollington, providing connections into Chester. Mollington has St Oswald's Church of England Primary School. Secondary schools and wider amenities are also located in Chester. Mollington has good motorway access being close to the M56, providing links across Cheshire, to Manchester and North Wales. The M53 is also easily reached via the A5117, offering routes towards the Wirral and Liverpool.

DIRECTIONS

From our Cheshire branch head South on Lower Bridge St towards St Olave Street, Turn right onto Castle Street, at the roundabout, take the 2nd exit onto Nicholas Street/A5268, continue to follow A5268. At the roundabout, take the 1st exit onto Upper Northgate Street/A511. Continue straight onto Parkgate Road/A540. At Parkgate Road Roundabout, take the 3rd exit onto Abbots Mead/Parkgate Road/A540. Continue to follow Parkgate Road/A540. Turn right onto Overwood Lane, turn right onto Townfield Lane, turn left onto Mollington Court and the property will be located by our For Sale Board.



ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed front door opening into an entrance hall with a radiator. Glazed doors lead to the inner passageway, the living room, and a further door opens into the cloakroom WC.



CLOAKROOM W.C.

7'8 x 3'8

Fitted with a low-level WC and pedestal wash hand basin, together with a radiator and a high-level opaque window to the side elevation.



LIVING ROOM

23'6 x 11'4

A spacious triple-aspect room with a window to the front elevation and windows to both side elevations. Features include three radiators, a feature fireplace, a glazed display wall, and a glazed door opening into the dining room.



DINING ROOM

10'1 x 9'9

With a window to the side elevation, a radiator below, and a glazed door opening into the kitchen.



KITCHEN

12'2 x 9'9

Fitted with a range of wood-grain effect wall, base, and drawer units with work surfaces incorporating a breakfast bar. The kitchen houses a stainless-steel single drainer sink unit with mixer tap and tiled splashbacks. There is space for a cooker with an extractor hood above, housing for a tall fridge/freezer, and space and plumbing for a washing machine. The floor is ceramic tiled, the walls are partially tiled, and there is a radiator. A window faces the side elevation, and an opaque double-glazed door opens to the side of the property.

INNER PASSAGEWAY

With access to the loft, a radiator, and doors opening to the bathroom, two bedrooms, and the sitting room.



BEDROOM ONE

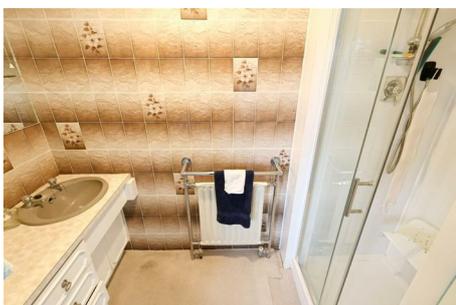
12'1 x 10'0

Featuring a built-in range of wardrobes (two sets of doubles), a sliding mirrored door opening to the en-suite, and a radiator below a window overlooking the rear garden.



BATHROOM

The bathroom has tiled flooring and is fitted with a low level w.c., wash hand basin and pedestal, panelled bath. Having a mirror with light above, double-glazed window and radiator.



EN SUITE

8'1 x 4'1

Fitted with a shower enclosure with panelled walls and integrated seat, a thermostatic shower, and a vanity unit housing a wash hand basin. Tiled walls and a radiator incorporating a chrome heated towel rail complete the room.

BEDROOM TWO

9'0 x 7'4

With a window to the side elevation and a radiator below.



CONSERVATORY

Constructed with a low brick wall and UPVC double-glazed frame, featuring a ceramic tiled floor and an integrated door opening to the rear garden.



DOUBLE GARAGE

17'3 x 16'1

Accessed from the front via two single up-and-over doors. The garage benefits from power and lighting, a Worcester floor-standing oil boiler, single-glazed windows to the side elevation, and a wooden rear access door.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band: E, £2924

ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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 & Country Estate Agents 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.



SITTING ROOM/BEDROOM THREE

13'7 x 10'7

Previously utilised as a bedroom, this room features a radiator and patio doors opening into the conservatory. Built-in wardrobes run the length of one wall, comprising two sets of double wardrobes and one single wardrobe.



EXTERNALLY

To the front of the property is a lawned and shrubbed garden with ample gravel off-road parking positioned in front of the garage. Side access leads to the rear garden. A real feature of this bungalow is the rear garden and its lovely rural views. The garden includes a paved patio area and is mainly laid to lawn with a variety of plants, shrubs, and trees.





Total area: approx. 153.7 sq. metres (1654.9 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	