

CHANGING HOME



Mallory Walk | Dodleston | Chester | CH4 9NP

£275,000

A neat and spacious modern three bedroom link detached family home within a cul-de-sac in the heart of the beautiful village of Dodleston just to the south of Chester. The property would benefit from some internal works. With an attached garage offering potential to convert subject to consents. Ample parking and gardens front and rear. UPVC double glazed. NO ONWARD CHAIN.

Property Description

LOCATION

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

HALL

12' 6" x 5' 8" (3.82m x 1.75m) Accessed via a UPVC front door and with a radiator and understairs cupboard.

LIVING ROOM

16' 5" x 10' 5" (5.01m x 3.20m) With UPVC box window to the front and 2 further UPVC double glazed windows. Gas fire and radiator.

KITCHEN/DINING AREA

16' 6" x 11' 0" (5.04m x 3.36m) With a range of fitted floor and wall units. Stainless steel sink unit. Space for an oven, washing machine and fridge. partly tiled walls. UPVC double glazed window and door to the rear. UPVC double glazed French doors from the dining area into the rear. Radiator.

CLOAKROOM

3' 8" x 5' 8" (1.13m x 1.75m) With white WC and wash hand basin on a vanity unit. Frosted window and radiator.

LANDING

10' 3" x 5' 10" (3.14m x 1.79m) UPVC double glazed window.



BEDROOM ONE

10' 6" x 16' 9" (3.21m x 5.12m) UPVC double glazed window, radiator and airing cupboard.

BEDROOM TWO

8' 8" x 11' 0" (2.65m x 3.36m) UPVC double glazed window and radiator.

BEDROOM THREE

7' 5" x 11' 0" (2.27m x 3.36m) UPVC double glazed window and radiator.

BATHROOM

5' 7" x 10' 8" (1.72m x 3.26m) With a white suite of a WC, wash hand basin and panelled bath with shower attachment. UPVC double glazed frosted window. Partly tiled walls. Radiator and recessed spotlights.

GARAGE

8' 2" x 16' 8" (2.51m x 5.09m) An attached garage providing potential to convert into living space subject to consents. With a pitched tiled roof. Up and over door. Power and light. tap and door to the rear garden.

OUTSIDE

To the front is a tarmac drive providing parking for at least 2 cars. There is also a lawn. gates lead at the side of the property to an enclosed attractive rear garden with patios and artificial lawn.





Tenure

Freehold

Council Tax Band

D

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		

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