

# Town & Country

Estate & Letting Agents

Church Croft, Dodleston

Offers In The Region Of £177,950



This well-presented one-bedroom bungalow is located in the pleasant village of Dodleston and enjoys the benefit of gas central heating along with UPVC double glazed windows and UPVC fascias and soffits. This property features front and rear gardens, a patio area and resin-bonded drive and rear pathway.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
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TEL: 01244 403900

## DESCRIPTION

Located in the highly desirable rural village of Dodleston, this beautifully presented bungalow enjoys the benefits of gas central heating and UPVC double glazed windows with UPVC fascias and soffits. Inside, the property comprises of an entrance hall with a handy floor to ceiling mirrored storage cupboard, a modern kitchen, a spacious living room and the bedroom complete with a three-piece bathroom suite. Externally, the property features delightful front and rear gardens and resin-bonded off-road parking, pathways and rear patio areas.



## 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

Head south on Lower Bridge Street towards St. Olave Street, turn right onto Castle Street. At the roundabout, take the 1st exit onto A483, continue on A483 and taking the 2nd exit onto Lache Lane. Following to road, take the roundabout

taking the 3rd exit to stay on Lache Lane. Turn left onto Church Road and follow the road 1.2 miles and destination will be on the right.



## ENTRANCE HALL

6'2" x 5'6"

A leaded double glazed front door opens to an entrance hall, fitted with a radiator and floor to ceiling mirrored store cupboard housing a Worcester combination boiler, shelving and a hanging rail. A glazed door opens to the living room and an open throughway leads to the kitchen, bedroom and bathroom.



## KITCHEN

9'5" x 6'4"

The kitchen is fitted with a range of attractive gloss fronted wall, base and drawer units complimented by chrome handles. Woodgrain effect work surfaces house a stainless steel single drainer sink unit with mixer tap and white tiled splashback. There is space for a cooker, fridge/freezer and

plumbing for a washing machine along with a stainless-steel extractor fan, a radiator and a window facing the front elevation



## LIVING ROOM

15'5" x 9'4"

This inviting living room features a radiator, an electric fireplace with a classic surround and a double-glazed patio door opening to the rear garden.



## BEDROOM

15'5" x 7'5"

Featuring a double aspect room with windows to the rear and side elevations, fitted with light woodgrain effect triple door wardrobes, a radiator and loft access.



## BATHROOM

8'7" x 4'2"

The bathroom is fitted with a white three-piece suite comprising of a panel bath with electric shower, a folding protective screen and an extractor fan above, a low level WC and a pedestal wash basin with a mixer tap, all complimented with partially tiled walls. There is also a radiator, an electric chrome heated towel rail and an opaque window facing the side elevation.



## EXTERNALLY

To the front of the property sits a lawn and shrub garden with a resin bonded driveway running alongside leading to double timber gates opening to the rear garden. The fascias and soffits of the property have recently been replaced with UPVC and the front porch houses a courtesy light and store cupboard. A charming rear garden featuring resin bonded pathways, patio area and a lawn garden with well stocked colourful borders enclosed by a timber fence

panel and having an external water supply, and a timber shed measuring approximately 10'7" with power and light.



## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars. Council Tax Band B - Amount: £1,771.00

## 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.

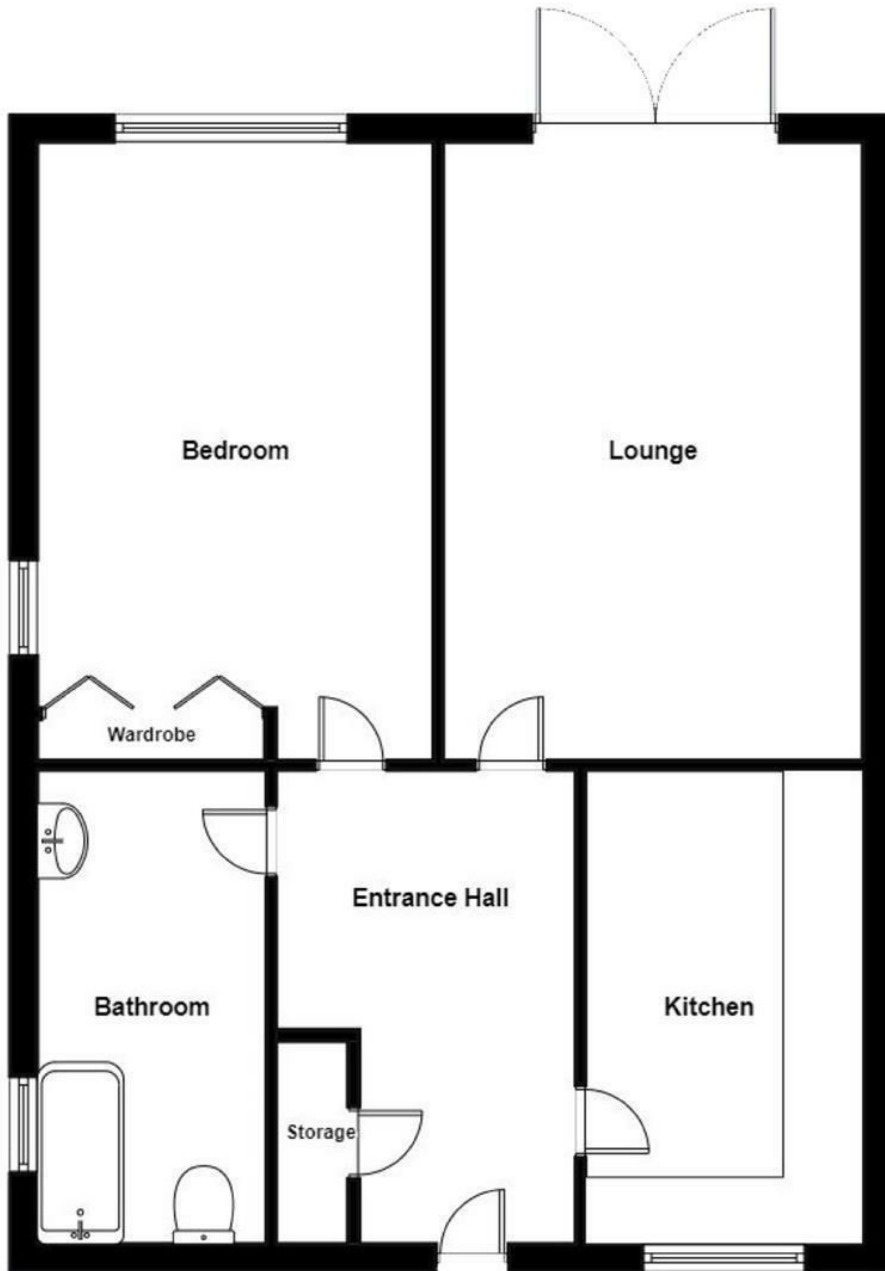
## SUBMIT AN OFFER

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.



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			90
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 