

# Town & Country

Estate & Letting Agents

Mallory Walk, Dodleston

No Onward Chain £315,000



Nestled in the charming village of Dodleston, presenting a delightful opportunity to acquire a modern three-bedroom detached house. Offering stylish and adaptable accommodation, having the advantage of a downstairs cloaks, contemporary kitchen and dining area, off road parking, a single garage and established garden.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

Situated in a desirable rural village, offering easy access to local motorway networks and Chester city centre. This house features a modern design and thoughtful layout, which has been recently re-decorated throughout. This home consists of three well-proportioned bedrooms, providing ample space for a growing family or guests, having the advantage of gas central heating and UPVC double glazing. The accommodation comprises of an entrance hall, a contemporary kitchen and dining area that is both stylish and functional, a spacious living room, downstairs cloakroom WC. The first-floor landing has the three bedrooms off and a modern family bathroom. Externally, the property features a lawned and paved front garden, a driveway with space for two cars which leads to a single garage. The well-maintained rear garden has an artificial lawn, paved patio, and shrubbed borders.

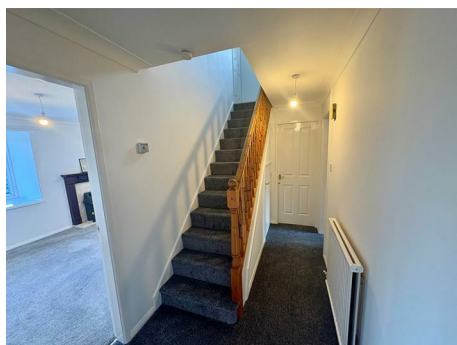


## LOCATION

The desirable village of Dodleston 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 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

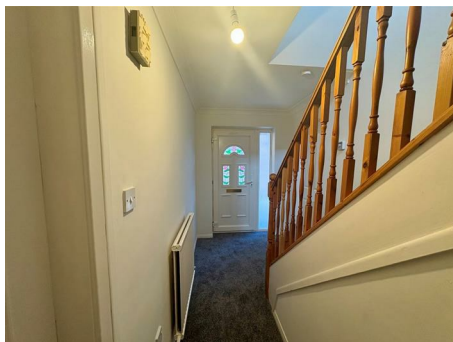
From our Chester branch, head south on Lower Bridge Street towards St Olave Street, Turn right onto Castle Street, At the roundabout, take the 1st exit onto Grosvenor Road/A483, At the roundabout, take the 2nd exit onto Lache Lane. At the roundabout, take the 3rd exit and stay on Lache Lane. Turn left onto Church Road, Turn left onto Penfold Way. Turn right onto Mallory Walk the property will be located on the right-hand side and identified by our For Sale Board.



## ENTRANCE HALL

12'3 x 5'4

The property is entered via a UPVC double-glazed front door, which opens into a welcoming entrance hall. This space includes a radiator, stairs rising to the first-floor accommodation with spindle balustrades, a useful under-stairs storage cupboard, and doors leading to the living room, kitchen/dining room, and cloakroom WC.



## LIVING ROOM

16'2 x 10'8

A spacious reception room featuring a radiator, coal-effect gas fire with a marble hearth and ornate Adam-style surround, a bay window to the front elevation, and two additional windows to the front and side elevations allowing for plenty of natural light.



## CLOAKROOM W.C.

5'5 x 3'5

Fitted with a low-level WC, a vanity unit with a wash hand basin, partially tiled walls, and an opaque single-glazed window to the side elevation.



## KITCHEN/DINING ROOM

16'2 x 11'4

Fitted with a range of wall, base, and drawer units with stainless steel handles and work surfaces housing a stainless steel single drainer sink unit with tiled splashback. There is space and plumbing for a washing machine, space for a cooker, a radiator, and a wall-mounted Worcester boiler. An opaque door from the kitchen area opens to the rear garden, while UPVC double-glazed French doors from the dining area provide further access to the garden.





## BATHROOM

10'5 x 5'3

Fitted with a modern white three-piece suite comprising a bath with mixer tap and handheld shower extension, a dual-flush low-level WC, and a pedestal wash hand basin. The walls are partially tiled, and the room includes a radiator, a high-level window to the front elevation, and recessed ceiling downlights.



## FIRST FLOOR LANDING

With a continuation of the spindle balustrades from the entrance hall, the landing includes a window to the side elevation and provides access to all three bedrooms and the bathroom.



## BEDROOM TWO

10'8 x 8'4

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



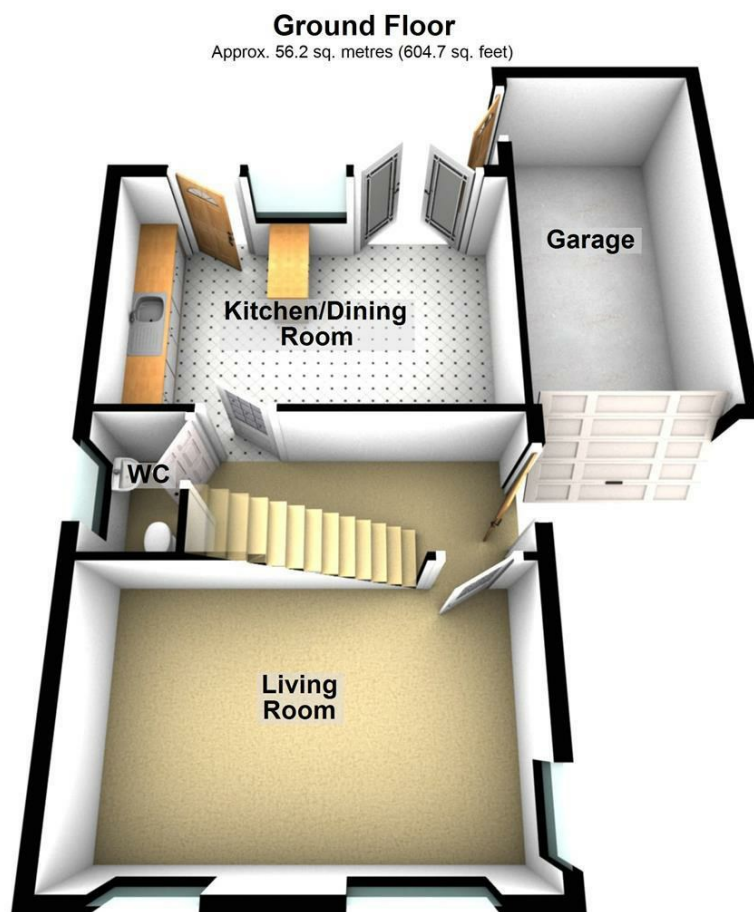
## BEDROOM ONE

16'5 x 10'2 (max)

A bright double-aspect bedroom with windows to the front and side elevations, a radiator, and an airing cupboard







Total area: approx. 99.1 sq. metres (1067.2 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	