

Town & Country

Estate & Letting Agents

St. Marys Road, Dodleston

Offers In The Region Of £300,000



Nestled in a tranquil cul-de-sac in the charming village of Dodleston, this delightful end-terrace house on St. Marys Road presents an excellent opportunity. With four well-proportioned bedrooms and a thoughtfully designed layout, this property combines comfort with practicality.

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DESCRIPTION

Located within a quiet cul-de-sac in a desirable rural village with easy access to the city centre and motorway networks, this four-bedroom semi-detached property benefits from gas central heating and UPVC double glazing. The ground floor comprises an inviting entrance hall, a well-appointed kitchen with wood grain-effect units, a utility room, a cloakroom WC, a spacious living/dining room with a cast iron multi-fuel burner, and a large conservatory with French doors leading out to the rear garden. On the first floor, stripped pine doors open to the bathroom and three bedrooms, with a fire door leading to a staircase up to a spacious loft bedroom with three rear-facing skylights. Externally, the front of the property offers ample off-road parking, while the rear garden is mainly laid to lawn with a paved patio, hot tub, and various outbuildings.



LOCATION

The picturesque village of Dodleston is situated some 4 miles from Chester and is conveniently located for daily travel to Chester Business Park and neighbouring industrial and commercial centres via the Chester Southerly by-pass and the M53 motorway. The village provides a general store, pub with restaurant facilities, a pretty Church and primary school. There is also the Dodleston sports field, which is owned and operated by Dodleston Parish Council, with its own pavilion and plenty of room for football, as well as a cricket pitch with all-weather wicket. Further facilities are close at hand including golf courses, tennis courts and Broughton Retail Park, with Chester City centre offering further extensive shopping and leisure facilities.

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 first exit onto Grosvenor Road/A483, at the roundabout, take the second exit onto Lache Lane, at the roundabout, take the third exit and stay on Lache Lane, turn left onto Church Road, turn left onto St Mary's Road



ENTRANCE HALL

9'6 x 7'1

A UPVC double-glazed front door opens into an entrance hall featuring wood grain-effect laminate flooring, a radiator, and stairs with spindle balustrades rising to the first-floor accommodation. There is a storage cupboard beneath the stairs, and the hall offers access to the utility room and cloakroom WC.

UTILITY ROOM

10'0 x 5'5

Fitted with a range of wood grain-effect base units, this room includes plumbing for a washing machine and an inset stainless steel single drainer sink with a mixer tap. A wall-mounted gas-fired Worcester combination boiler is also present. The room has a radiator, a window to the side elevation, and a door leading to the cloakroom WC.

CLOAKROOM WC

5'4 x 2'8

Installed with a dual flush low-level WC.



KITCHEN

11'10 x 10'2

The kitchen is fitted with a range of wood grain-effect wall, base, and drawer units complemented by stainless steel handles and includes a breakfast bar. Ample work surface space incorporates a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor fan. The flooring is ceramic tiled, and there are two windows—one into the conservatory and one to the side elevation—as well as an opaque UPVC double-glazed door.



LIVING/DINING ROOM

19'6 x 12'9

This spacious room features wood grain-effect laminate flooring, radiators, a window to the front elevation, and UPVC double-glazed French doors opening into the conservatory. A focal point of the room is a fireplace housing a cast iron multi-fuel burner set on a stone-flagged hearth.





CONSERVATORY

19'4 x 9'9

Constructed with a low brick wall and a UPVC double-glazed frame, the conservatory includes integrated French doors opening to the rear garden. The room has timber laminate flooring and a radiator.

FIRST FLOOR LANDING

Includes a built-in shelved storage cupboard and provides access to the bathroom and three bedrooms via stripped pine doors. A fire door opens to a staircase leading to the loft bedroom.



BEDROOM ONE

12'9 x 10'3

With a window facing the rear elevation and a radiator beneath.



BEDROOM TWO

12'9 x 9'0

With a window to the front elevation and a radiator.



BEDROOM THREE

12'1 x 6'9

Currently used as a dressing room, this room has a window to the rear elevation and a radiator.



LOFT BEDROOM

24'4 x 9'3 (max, with restricted head height)

Featuring three double-glazed skylights facing the rear elevation, two radiators, exposed beams, a banister with spindle balustrades, and access to eaves storage.



REAR GARDEN

A sunny and well-maintained rear garden that includes a paved patio area, a hot tub, a lawn, and shrubbed borders. There is a covered timber store, a timber shed, a secure storage unit, and an outside water supply.



SERVICES TO PROPERTY

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

Council Tax: Band B

Tenure: Freehold

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.

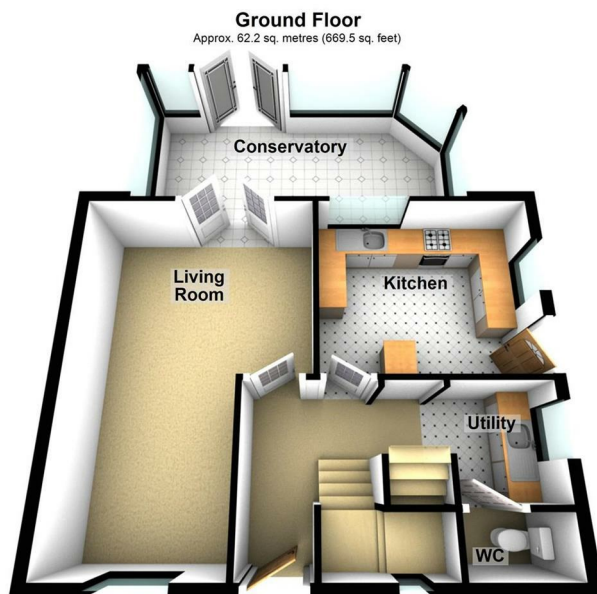
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

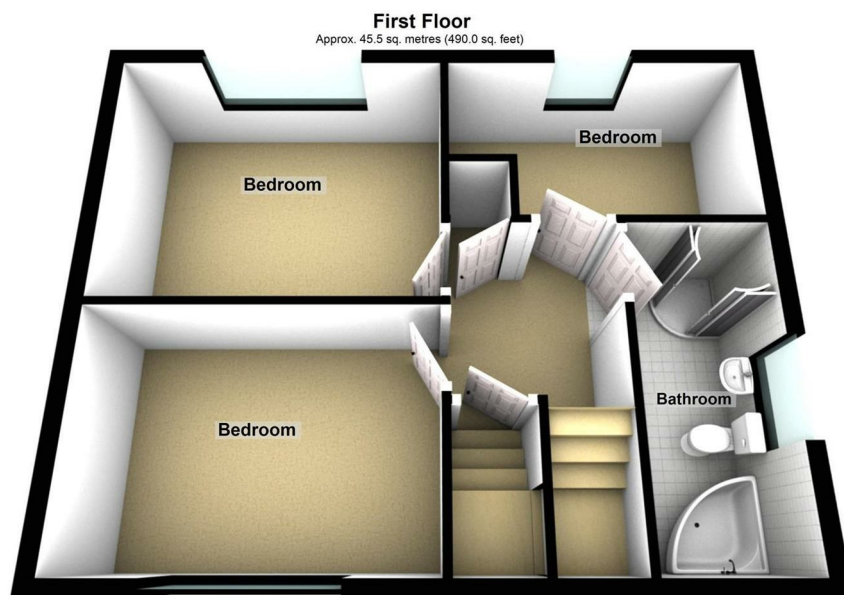
MORTGAGE SERVICES

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.



Total area: approx. 137.1 sq. metres (1475.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.