

# Town & Country

Estate & Letting Agents

Church Croft, Dodleston

No Onward Chain £175,000



This beautifully presented one-bedroom bungalow is located in a quiet cul-de-sac within a popular village, offering easy access to Chester, motorway links, and local amenities.

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## DESCRIPTION

Located in a quiet cul-de-sac within this ever-popular village, the property offers excellent access to local motorway networks, Chester city centre, and a range of day-to-day amenities just a short drive away. The home is beautifully presented throughout, benefiting from UPVC double glazing and gas central heating. Internal accommodation comprises an entrance hall, a stylish L-shaped kitchen with contemporary units, a spacious living room with adjoining conservatory, a large double bedroom, and a modern shower room. Externally, the front of the property features block-paved off-road parking and a low-maintenance gravel garden. To the rear, there is a private, enclosed garden with a paved patio, lawned area, and a variety of established plants and shrubs. A timber shed is located in the far corner, completing this excellent outdoor space.



## 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 bypass 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 the 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, continue straight onto Church Croft and the property will be located on the left-hand side and identified by our For Sale Sign.

## ENTRANCE HALL

6'0 x 5'3

The property is accessed via an opaque UPVC double-glazed front door, opening into the entrance hall. This space features a radiator and doors leading to the kitchen, bedroom, shower room, and a built-in cloaks/storage cupboard housing the gas combination boiler.



## KITCHEN

11'0 x 8'4

An attractive L-shaped kitchen fitted with gloss grey base units, drawers, and a wall unit. Integrated appliances include a stainless steel oven with an

electric hob and tiled splashback. A stainless steel single drainer sink unit with mixer tap is set into the worktop, with space and plumbing beneath for a washing machine. The floor is finished in engineered light oak, with a window to the front elevation and recessed downlights set into the ceiling.



## LIVING ROOM

12'0 x 11'4

A well-proportioned living area with a radiator, recessed ceiling downlights, and patio doors leading to the conservatory.





## CONSERVATORY

11'5 x 9'10

Constructed with a low brick wall and UPVC double-glazed frame, the conservatory features woodgrain-effect laminate flooring, a radiator, and integrated French doors opening onto the rear garden.



## BEDROOM

12'10 x 11'3

A spacious double bedroom with two windows overlooking the rear garden and a radiator.



## SHOWER ROOM

6'7 x 5'2

Fitted with a modern white three-piece suite comprising a corner shower

enclosure with dual-head thermostatic shower, low-level WC, and a pedestal wash hand basin. There is also a column-style radiator with integrated chrome towel rail, partial wall tiling, an opaque window to the front, and an extractor fan.



## EXTERNALLY

The front of the property is ideal for overflow parking, should it be required. A paved pathway leads to the front door, which features a storm porch, exterior lighting, and a wooden door opening to an outside store. There is also external power and a water supply available. A beautifully presented rear garden featuring a paved patio area and a well-maintained lawn, bordered by well-stocked shrubbed beds. A large timber shed is positioned at the rear, and an external water supply is also available.



## 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

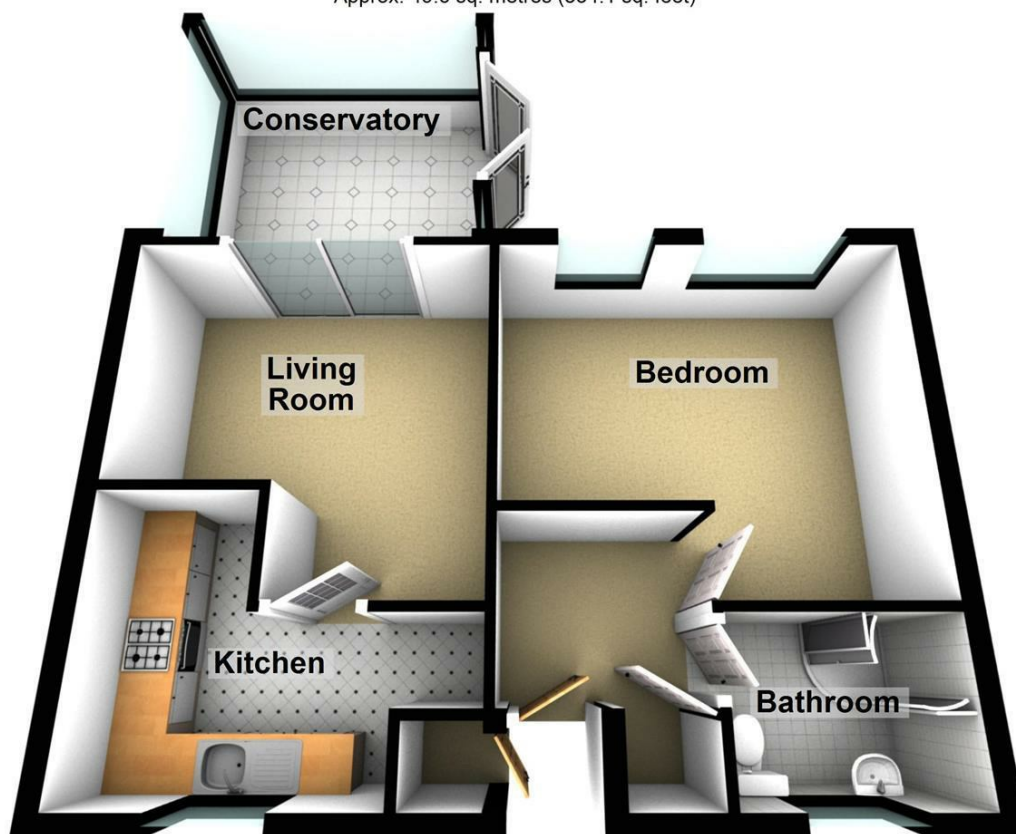
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.**

## Ground Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 49.6 sq. metres (534.1 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 71      | 78                      |
| (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.