



**Mallory Walk | Dodleston | Chester | CH4 9NP**

**£150,000**

A spacious modern and well appointed 2 bedroom first floor apartment in the heart of the popular village of Dodleston. The property has it's own front door with stairs to: Landing, open plan lounge/kitchen/diner, 2 bedrooms and bathroom. A drive for 2 cars leads to a large rear garden. No onward chain.

## Property Description

### LOCATION

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

### PORCH

A front door leads to a porch with frosted UPVC double glazed window and stairs to the first floor.

### HALL

With a built in cupboard housing a recently installed Ideal combi boiler. Loft access and radiator.

### LOUNGE/KITCHEN/DINER

20' 6" max x 14' 7" max.(6.25m x 4.44m) The kitchen has a range of fitted floor and wall units with a stainless steel sink unit. Tiled floor and partly tiled walls. Space for a fridge, freezer, washing machine and oven with a stainless steel extractor hood above.

To the living area is a feature fireplace with timber mantle and radiator. 2 UPVC double glazed windows.

### BEDROOM 1

11' 7" x 9' 8" (3.53m x 2.95m) With radiator and UPVC double glazed window.

### BEDROOM 2

8' 8" x 6' 6" (2.64m x 1.98m) With radiator and UPVC double glazed window. Fitted wardrobes.

### BATHROOM

With a white suite of a WC, wash hand basin and paneled bath and shower and screen. Frosted UPVC double glazed window and radiator.

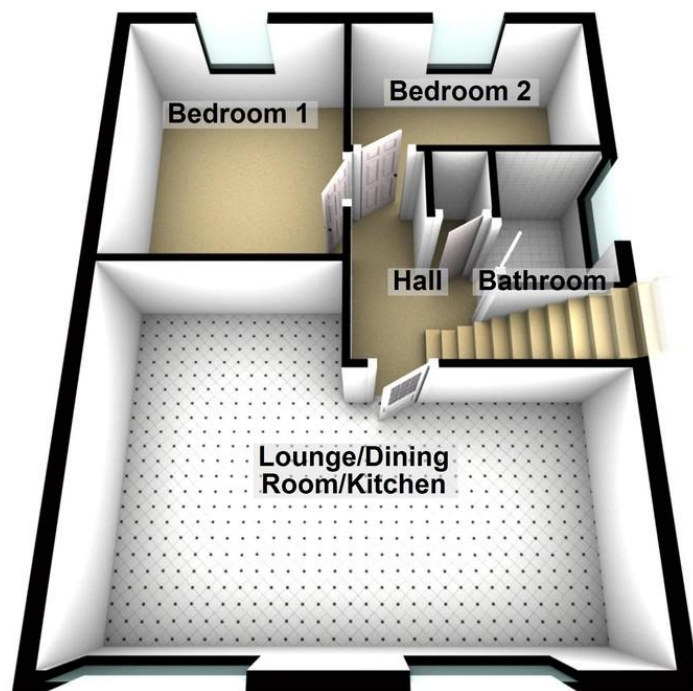
### OUTSIDE

To the front is a driveway for parking for two cars. A gate leads to a large rear garden with a patio and lawn.





## First Floor



for illustration only not to scale  
Plan produced using PlanUp.

## Tenure

Leasehold

## Council Tax Band

B

## Contact Details

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		

## 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

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