



Parkgate Road

Mollington,
Chester, Cheshire CH1 6NE

£680,000

An outstanding detached house set in landscaped gardens with views across farmland. The property is located on the outskirts of the desirable village of Mollington. The accommodation retains a wealth of original features and briefly comprises: hallway, drawing room, dining room, study, sitting room, kitchen breakfast room, shower room, landing, master bedroom, bedroom two, bedroom three, bedroom four, bedroom five, bedroom six and family bathroom. The property is approached via a sweeping gravelled driveway with turning circle, a detached double garage and two brick built outbuildings. To the front of the property there are well stocked borders and access via mature laurel hedging through to the rear garden, which is a particular feature and is landscaped with an extensive array of planting, mature trees and two ponds. If you are looking for an individual property ideal for a family in an excellent location then we would strongly urge you to view. The property is offered for sale with two paddocks approx 1.86 acres in total. A rare amenity for a property to benefit from so close to Chester.

LOCATION

Mollington is a small village, characterised by tree-lined lanes with grass verges and farmland, as well as sizeable family homes. The village is served by St. Oswald's Primary School and there is a village hall. Mollington is ideally located for access to the major commercial centres in the north-west via the M56 and M53, and to North Wales via the A55 Expressway. Chester and Runcorn Stations provide access to the national rail network.

Approximate distances: Chester - 3 miles, M53 Motorway - 2 miles, Manchester Airport - 35 miles, Liverpool - 30 miles and Manchester - 44 miles.

Chester City offers a good selection of both private and state schools including the Kings and Queen which are both within walking distance. On the recreational front there is sailing and rowing on the river, tennis on Wrexham Roa, cricket, rugby and football clubs nearby, golf at Curzon Park and horseracing on the Roodee Racecourse.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

HALLWAY

3.45m x 2.67m (11'4" x 8'9")

Entrance door with pain glass window and window light above to the Reception Hallway. Ceiling light point, picture rail, decorative period floor tiling leading though to the Inner Hallway.

STORE CUPBOARD

Window with obscured glass, 'Twyfords' corner sink with chrome taps, ceiling light point, quarry tiles, door through to useful under stairs storage cupboard.

INNER HALLWAY

Ceiling light point, coved ceiling, picture rail, cast iron fire surround with decorative pattered tiles and tiled hearth, telephone point, smoke detector, alarm sensor, radiator. Doors though to Drawing Room, Dining Room, Study and inner hall through to the Sitting Room and staircase

leading to the upper floor.

STUDY

3.99m x 3.61m into bay (13'1" x 11'10" into bay)

Bay window, radiator, exposed floorboards, ceiling light point, coved ceiling, picture rail, high skirting boards, real fire, cast iron fire surround with decorative pattered tiles and tiled hearth, aerial point.



DINING ROOM

5.84m x 3.91m into bay (19'2" x 12'10" into bay)

Double doors to rear patio and large bay window overlooking the side, radiator, ceiling light point, picture rail, coved ceiling, wall mounted electric heater, high skirting boards, built-in to one side of the alcove is a wooden and glass storage cabinets. Double doors through to the Drawing Room.



DRAWING ROOM

5.99m into bay x 4.50m (19'8" into bay x 14'9")

Large bow window with built-in window seat, ceiling light point, beautiful exposed floorboards, radiator, coved ceiling, picture rail, alarm sensor, aerial point, window overlooking the side, a particular feature of the Drawing Room is the spectacular fire place with its ornate surround and tiled hearth.



INNER HALLWAY

Ceiling light point, smoke detector, wood effect laminate flooring. Doors though to Sitting Room and Shower Room.

SHOWER ROOM

3.05m x 1.60m (10' x 5'3")

Ceiling light point, radiator, window overlooking the side, low level WC with dual flush, circular shower cubicle with Triton Aviva shower and glass screen, hand basin with chrome mixer tap, wall mounted light, partial wall tiling with decorative border, floor tiling.

SITTING ROOM

4.27m x 3.18m (14' x 10'5")

Ceiling light point, exposed beams, door leading into the side garden with windows either side, wood effect laminated flooring, exposed brick chimney with tiled hearth, television point, built-in corner storage cabinet and radiator.



KITCHEN BREAKFAST ROOM

5.38m x 5.18m maximum (17'8" x 17' maximum)

Extensive range of wooden units with laminate worktops providing base and wall units along with feature glass doors and pull out baskets, Inset 1½ bowl stainless steel sink unit and drainer with mixer tap, tiling to worktop areas, four ring electric 'Candy' hob and chrome extractor above. Integrated Electrolux double oven and grill, space for fridge, dishwasher and washing machine. Recessed ceiling light points, three windows overlooking both sides, floor tiling, feature brick wall with two storage cupboards either side with reclaimed pine doors, Rayburn oil oven, cupboard housing meters, wooden back door with bronze door furniture leading to side courtyard.



OUTSIDE WC

1.40m x 0.91m (4'7" x 3')

Wooden door, window with obscured glass, ceiling light point, and WC.

STORE ONE

2.03m x 1.83m (6'8" x 6')

Quarry floor tiles, ceiling light point, power and shelving.

STORE TWO

5.13m x 3.05m maximum (16'10" x 10' maximum)

Ceiling light point, stable door onto rear garden, power, two wall mounted cupboards and shelving.

LANDING

3.73m x 3.48m (12'3" x 11'5")

Gallery style landing with large window overlooking the front, coved ceiling, picture rail, tall skirting boards, ceiling light point. Doors through to Bedroom One, Bedroom Two, Bedroom Three and to Inner Hallway.

BEDROOM ONE

5.99m x 4.65m maximum (19'8" x 15'3" maximum)

Bay window, radiator, ceiling light point, coved ceiling, picture rail, aerial point, window overlooking the side, built-in 8 door wardrobe, tall skirting boards, built-in side tables and built-in chest of drawers.



BEDROOM TWO

4.95m x 4.04m (16'3" x 13'3")

Windows overlooking the rear and side, two ceiling light points, radiator, pedestal sink with chrome mixer taps and splash-back tiling behind and decorative border, coved ceiling, picture rail, aerial point, three door wardrobe.



BEDROOM FIVE

4.24m x 2.39m (13'11" x 7'10")

Dual aspect windows, radiator, ceiling light point. Door through to a cupboard with shelving.

BEDROOM SIX

3.10m x 2.36m (10'2" x 7'9")

Dual aspect window, ceiling light point, radiator and aerial point.

BEDROOM THREE

3.73m x 3.51m (12'3" x 11'6")

Window overlooking the side, two ceiling light points, coved ceiling, picture rail, radiator, aerial point, pedestal 'Twyfords' sink with chrome taps, tiled splash-back and feature border.



INNER HALLWAY

Smoke detector, radiator, loft access, cupboard housing water tank and slatted shelved above.

FAMILY BATHROOM

3.02m x 2.49m (9'11" x 8'2")

A luxuriously appointed four piece suite with chrome style fittings comprising; shower cubicle with Triton Martinique shower, pedestal sink with chrome mixer taps, free-standing double ended bath with central mixer taps and extendable shower attachment, chrome ladder style towel rail, WC, shaver socket, glass shelf and

BEDROOM FOUR

4.24m x 2.54m (13'11" x 8'4")

Dual aspect windows, two ceiling light points, radiator, 'Twyfords' pedestal sink and chrome taps.

magnifying mirror.



OUTSIDE

The property is approached via a long gravelled drive to a parking area and leading to a double garage. The property is well screened from the road by mature trees and mature hedging. The principal garden which is of a considerable size is laid mainly to lawn with a variety of mature trees and mature shrubbery with a two ponds, a delightful summer house. The side of the property benefits from a large paved patio area with fully stocked borders and separated from the main garden by a picket fence.

GARDENS



PADDOCK ONE



PADDOCK TWO



AGENT'S NOTES

- * Council Tax Band G - Cheshire West and Chester.
- * Tenure - believed to be freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains water, drainage and electricity are connected.
- * The property benefits from oil fired central heating.
- * The property benefits from 2 paddocks totalling approx 1.86 acres.

DIRECTIONS

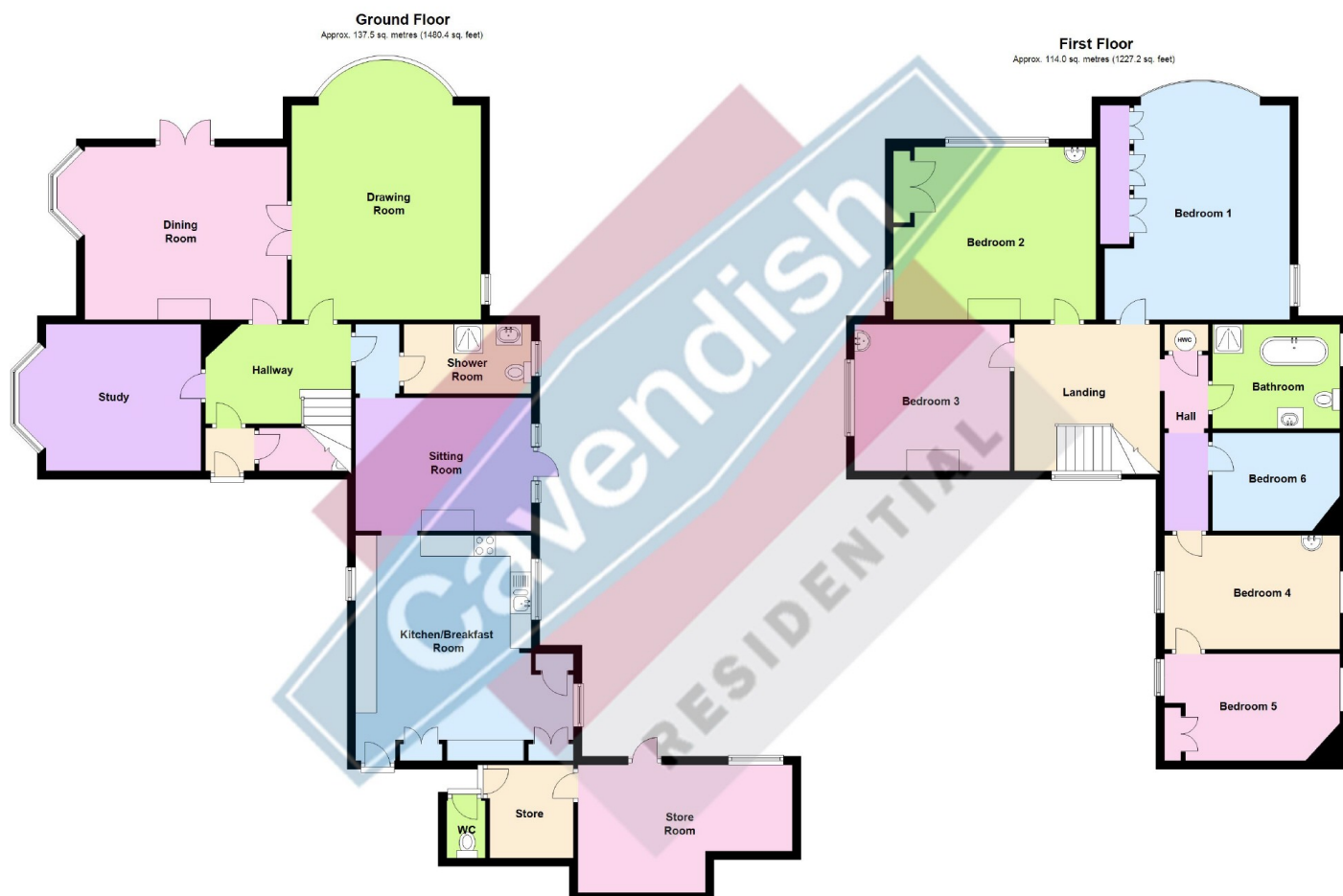
From the agent's Chester office proceed to the bottom Grosvenor Street and at the roundabout, turn right onto Nicholas Street. Continue through the traffic lights onto St Martin's Way and at the Fountains Roundabout take the first exit onto the A543 Parkgate Road. Continue along that road for approximately one mile and at the roundabout take the third exit signposted Mollington and Saughall. Continue along the road for approximately 1 mile where the property will be found on the left hand side located by our for sale board.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

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