

| 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 | | 78 | 91 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

29 William Wild Drive
Mollington, Chester,
CH1 6PP

Price
£400,000

* Beautifully Presented Extended Family Home * Set within the exclusive Mollington Grange development, this stunning three-bedroom end townhouse combines contemporary design with character, having been expertly crafted by Bell Developments from a former cheese factory. Enhanced by a two-storey side extension, the property offers spacious and versatile accommodation ideal for modern family living. The ground floor features a welcoming entrance hall leading to a spacious living room complete with a cast-iron log burner. The impressive open-plan kitchen and dining area provides the perfect space for entertaining, with French doors opening onto the garden. A separate snug or playroom adds further flexibility, alongside a practical utility room and downstairs WC. Upstairs, a generous landing leads to three well-proportioned bedrooms, complemented by an en-suite shower room, and stylish family bathroom. The home benefits from UPVC double glazing and has gas-fired central heating. Externally, the front offers a neatly lawned garden with attractive shrubs, a double-width tarmac driveway, and discreet bin storage. The beautifully landscaped side and rear gardens feature a combination of lawn and Indian stone paving, bordered by mature planting and enclosed by timber fencing.

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

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

LOCATION

The property forms part of a small development at Mollington Grange and just off the A540 Parkgate Road and close to the village of Mollington. 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.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

1.88m x 1.80m (6'2" x 5'11")



Composite entrance door with double glazed insert and double glazed side panel, recessed LED ceiling spotlights, mains connected smoke alarm, column style radiator, and tiled floor with mat well. Oak panelled doors to the utility room and living room.

UTILITY ROOM

1.83m x 1.50m (6' x 4'11")

Fitted worktop with base unit and double wall cupboard, inset composite sink unit and drainer with chrome mixer tap, plumbing and space for washing machine, tiled floor, double radiator with thermostat, recessed LED ceiling spotlights, and UPVC double glazed window with obscured glass.

LIVING ROOM

4.29m x 3.73m (14'1" x 12'3")



Feature recessed fireplace with slate hearth and wooden mantel housing a cast-iron log burner, UPVC double glazed window to the side, two UPVC double glazed windows to the rear, recessed LED ceiling spotlights, laminate wood strip flooring, contemporary column style radiator, and provision for wall mounted flat screen television. Opening to kitchen/dining area.



DIRECTIONS

From the Agent's Chester office proceed along Grosvenor Street to the Grosvenor roundabout and turn right onto Nicholas Street. Continue straight across at the traffic lights into St. Martin's Way and at the Fountains roundabout turn left. Keeping in the left hand lane, follow the Parkgate Road to the roundabout and take the third exit onto the A540 towards Mollington and Saughall. Follow Parkgate Road out of Chester and shortly after the Mollington Banister hotel turn right into the gated entrance at Mollington Grange. Follow the road into the development and the property will be found after some distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

- * Services - mains gas, electricity, and water are connected.
- * There is a service charge for the maintenance of the development which is currently approximately £250 per year (2026).
- * All of the residents are a member of the management company. We are advised that the residents have access to the former 'The Oaks' Golf Course, which connects to the Countess Country Park and canal, and is a haven for wildlife.
- * The property was purchased new in 2018 and forms part of a converted cheese factory.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



OUTSIDE SIDE & REAR



To the rear and side there is a neatly laid lawn with Indian stone paving, mature trees and shrubbery being enclosed by wooden fencing. External double power point, outside water tap, contemporary outside lighting, and timber built garden shed.



KITCHEN/DINING AREA

8.13m max x 3.91m max (26'8" max x 12'10" max)



Large open-plan kitchen/dining area.

KITCHEN AREA



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with quartz worktops incorporating a breakfast bar area. Inset single bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring AEG induction touch control ceramic hob with quartz splashback, chimney style extractor above and built-in AEG electric double oven and grill. Integrated fridge/freezer and dishwasher, recessed LED ceiling spotlights, mains connected heat alarm, laminate wood strip flooring, UPVC double glazed window with shutters, thermostatic heating controls, and turned oak spindled staircase to the first floor with useful

built-in understairs storage cupboard and display shelving. Oak panelled doors to the snug/play room and downstairs WC.

DINING AREA



Recessed LED ceiling spotlights, contemporary column style radiator, laminate wood strip flooring, and UPVC double glazed French doors to the rear garden.

SNUG/PLAY ROOM

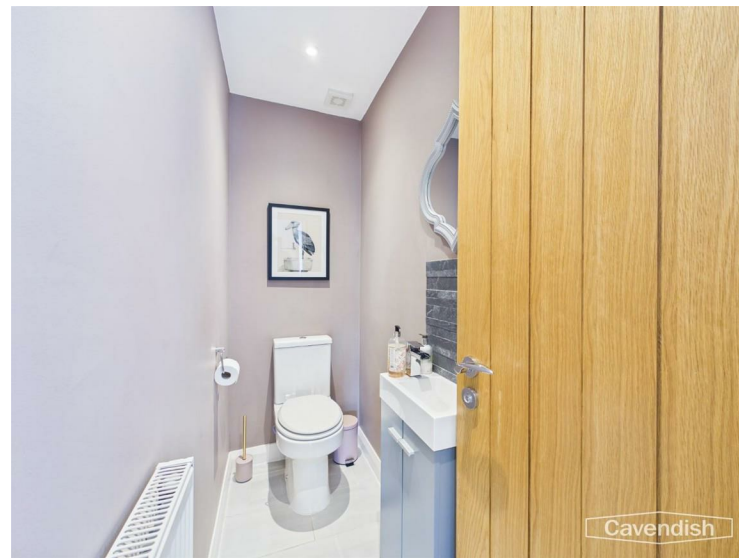
2.92m x 2.72m (9'7" x 8'11")



UPVC double glazed window overlooking the front with shutters, double radiator with thermostat, recessed LED ceiling spotlights, provision for wall mounted flat screen television, and laminate wood effect strip flooring.

DOWNSTAIRS WC

2.18m x 0.86m (7'2" x 2'10")



Comprising: low level dual-flush WC; and wash hand basin with mixer tap, storage cupboard beneath and tiled splashback. Single radiator with thermostat, tiled floor, extractor, and two recessed LED ceiling spotlights.

LANDING



Spacious landing area with oak spindled balustrade and UPVC double glazed window, recessed LED ceiling spotlights, mains connected smoke alarm, access to loft space, and built-in linen cupboard with slatted shelving. Oak panelled doors to bedroom one, bedroom two, bedroom three and family bathroom.

BEDROOM ONE

4.27m max x 3.73m (14' max x 12'3")



UPVC double glazed window overlooking the front, recessed LED ceiling spotlights, and double radiator with thermostat.

BEDROOM TWO

3.91m x 2.90m (12'10" x 9'6")



UPVC double glazed window overlooking the rear, double radiator with thermostat, and recessed LED ceiling spotlights. Oak panelled door to the en-suite shower room.

EN-SUITE SHOWER ROOM

1.93m x 1.75m (6'4" x 5'9")



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and glazed door; low level dual-flush WC; and wall mounted wash hand basin with mixer tap, tiled splashback and two storage drawers beneath. Illuminated wall mirror, electric shaver point, tiled floor with electric underfloor heating, recessed LED ceiling spotlights, and extractor.

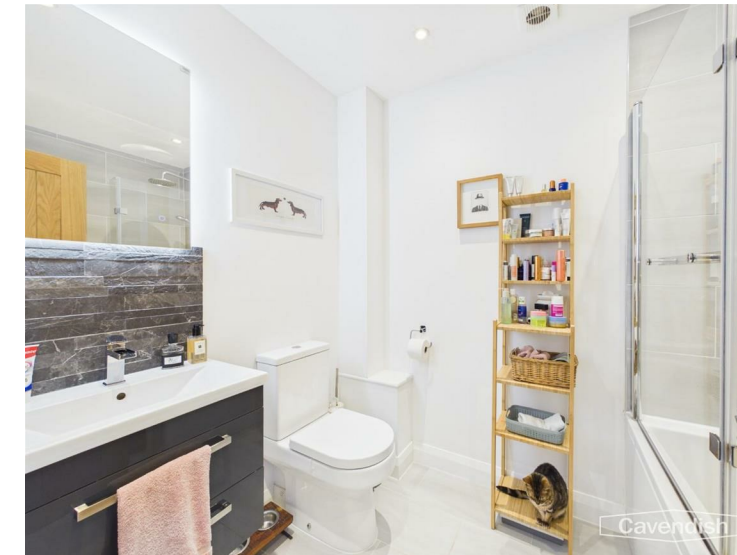
BEDROOM THREE

3.91m x 3.53m max (12'10" x 11'7" max)



UPVC double glazed window overlooking the front, recessed LED ceiling spotlights, and single radiator with thermostat.

FAMILY BATHROOM



Well appointed suite in white with chrome style fittings comprising: shower bath with mixer tap, wall mounted mixer shower with canopy style rain shower head, extendable shower attachment and glazed shower screen; low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback and two storage drawers beneath. Illuminated wall mirror, electric shaver point, recessed LED ceiling spotlights, extractor, and tiled floor with electric underfloor heating.

OUTSIDE FRONT



To the front there is a neatly laid lawn with flagged pathway and shrubbery. A double width tarmac driveway extends to the side. Contemporary outside light, outside water tap, external gas and electric meter cupboards, and electric car charging point. Screened bin storage area. A wooden gate from the driveway provides access to the side and rear garden.