

## TOWNFIELD LANE, CHESTER

£850,000

- VICTORIAN SEMI-DETACHED HOME
- EXTENDED AND RENOVATED
- THREE RECEPTION ROOMS
- WRAP AROUND GARDEN
- PERIOD FEATURES WITH A CONTEMPORARY TWIST
- FOUR DOUBLE BEDROOMS





# TOWNFIELD LANE, CHESTER, CH1 6LB



Welcome to Westbank, situated on Townfield Lane in the picturesque village of Mollington. This spectacular four-bedroom Victorian semi-detached family home boasts an abundance of period features with a contemporary touch. It has been lovingly extended and remodelled by the current owners in recent years to create a perfect home for any modern-day buyer.

## ON THE GROUND FLOOR

As you enter through the front door, you are greeted by an airy hallway with original Minton flooring tiles and a classic Victorian spindle staircase. Doors to the left and right lead to two reception rooms, both with high ceilings, working open fires, and original wooden floors. Following the hallway to the rear, a door opens into a snug with bifold doors leading out onto a patio area. This room enjoys a log-burning stove, perfect for warming up those cold winter nights. The snug flows seamlessly into the contemporary kitchen, which features a large island, quartz worktops, and high-gloss units. An electric AGA fits perfectly between two built-in cupboards with a quartz surround behind. The kitchen leads onto a dining area with a vaulted ceiling, flooded with natural light from two Velux roof lights and bifold doors on two elevations. The ground floor also benefits

from an on-trend shower room and a spacious utility room that houses the combi boiler.

## TO THE FIRST FLOOR

Ascend the stairs to the first-floor landing, where at the rear of the floor, you will find the master bedroom with two windows overlooking the garden. Doors lead off to a walk-in wardrobe and an en suite shower room. There are three further double bedrooms, each of which is packed with classic features such as original refurbished wooden floors and cast-iron fireplaces. A spacious family bathroom has been fitted out to the highest specifications, with a freestanding oval bath, large shower cubicle with rain shower, WC, and floating wash basin. An additional flight of stairs leads up to the useful loft space that has a variety of uses.

## OUTSIDE

The property is approached via a five-bar gate leading to a gravel drive and parking area for several vehicles. There is a wraparound garden around the property with a large lawn area. An amazing patio area that is perfect for hosting family BBQs is complete with an above Pergola. Mature hedging to the front and boundaries offer privacy from neighbouring properties.

## LOCATION

Mollington is ideally situated for those looking to enjoy all the perks of rural living while maintaining accessibility to the city. Not far from the shops of Chester and Cheshire Oaks (roughly ten minutes' drive), you can enjoy the peace and tranquillity of the countryside whilst retaining links to modern conveniences.

Perfectly positioned near plentiful road links, Wales is just a five-minute journey away, and the walks and coast of West Kirby are within a 30-minute drive. Motorway links to the M56 and Manchester Airport are easily accessible for commuters. The Countess of Chester Country Park is a mere five minutes from Westbank, whilst the Wirral Way is accessible within 15 minutes.

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## Council Tax:

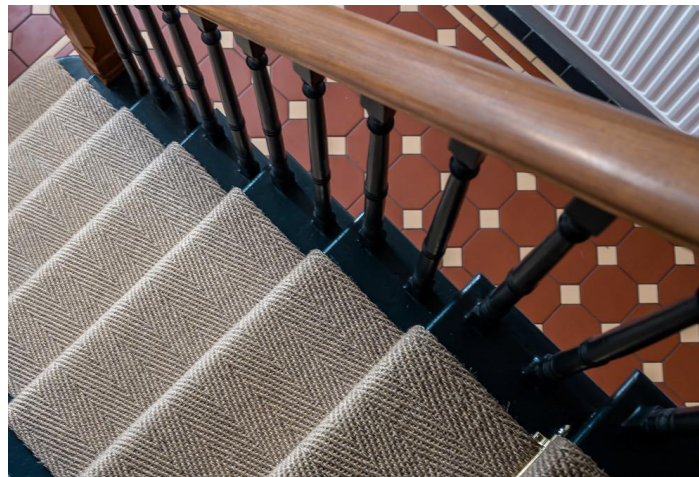
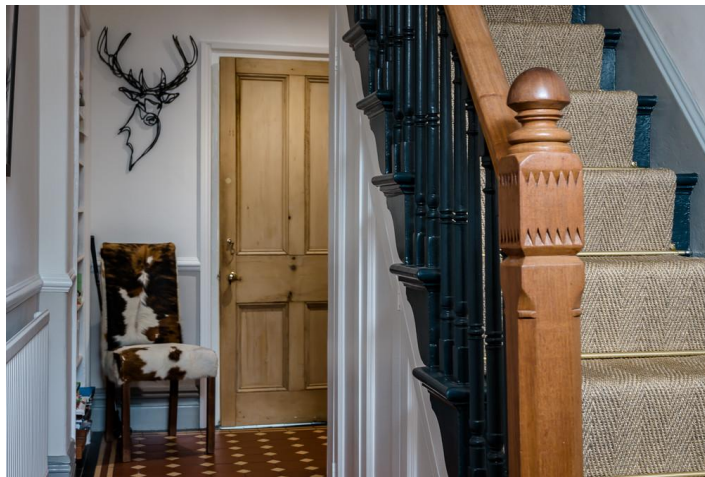
Band E

## Local Authority:

Cheshire West and Chester Council



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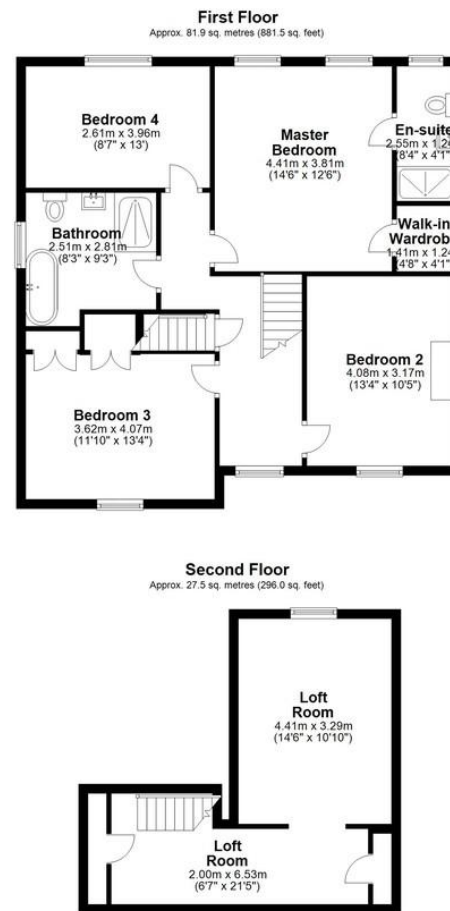
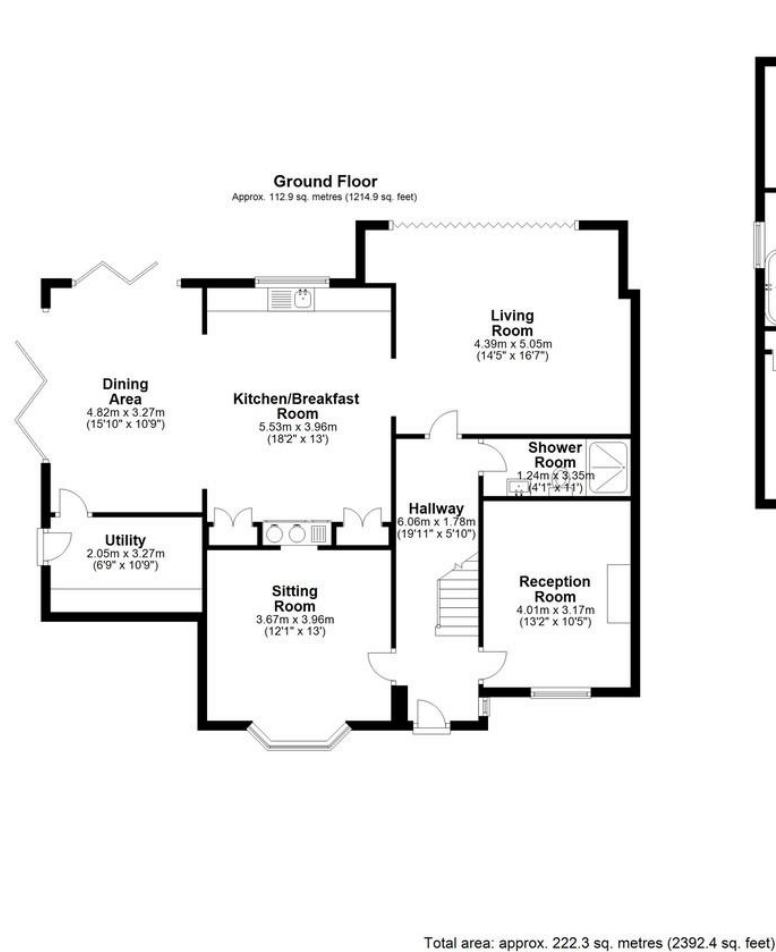
**Total Floor Area:**  
2,392 sq ft / 222 sq m

**Viewings:**  
By prior appointment with the agent



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and 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/tenants are advised to recheck the measurements