



Ivy Bank Farmhouse

Warrington Road, Mickle Trafford, Cheshire, CH2 4EA

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Guide Price - £500,000

Ivy Bank Farmhouse is a beautiful Grade II Listed converted farmhouse situated in Mickle Trafford, a sought after area of Cheshire and located within 5 miles of Chester city centre. The property has been much improved by the current owners offering an excellent standard of fixtures and fitting throughout plus good sized gardens and off road parking for two cars. To the ground floor there is a spacious lounge, a modern fitted kitchen and a basement home office/multiuse space. To the first floor there is the master bedroom with an en suite shower room, bedroom 4/dressing room and a three piece bathroom. To the second floor there are two further double bedrooms.

LOCATION

Mickle Trafford is a popular area of Cheshire and situated with easy reach of Chester City Centre and neighbouring Frodsham plus Hoole Village offering a range of amenities, convenience stores, selection of bars and restaurants. Chester City Centre affords a more comprehensive range of shopping facilities including well known high street retailers, eateries, wine bars and public houses.

Regarding education, the property is located near to noted schooling including Mickle Trafford Village School, Elton Primary School, Guilden Sutton C of E Primary School, plus popular State education High Schools and Private Education at both Kings and Queens of Chester, and Abbey Gate College.

On the commuter front Mickle Trafford sits near to major motorway links including M53, M56 and A55 North Wales Expressway, linking all commercial centres of the North West. Chester Train Station also offers a direct route to London Euston in under 2 hours.





Dining Kitchen



Dining Kitchen



Dining Kitchen



Lounge

ACCOMMODATION

The house is approached via the communal entrance and driveway with a town garden frontage and steps rising to the front entrance.

LOUNGE

A timber panel door through to the a good sized lounge with a secondary glazed window to front, recess fireplace with an inset multi fuel burner sat on a raised tiled hearth, radiator, door through to the kitchen.

DINING KITCHEN

Fitted with a modern range of wall, base and drawer units, single drainer sink unit with a mixer tap over, Hotpoint electric oven, Anova electric hob, extractor above, plumbing point for a washing machine and space for a tumble dryer, heated towel rail, recess ideal for an American style fridge freezer, tiled splash backs, window to rear, door to rear hall and access to outside, door and staircase to the basement office.



Master Bedroom

BASEMENT OFFICE/MULTI USE SPACE

Set up as a home office, however, could be utilised as an additional bedroom/playroom. Small French doors and sandstone steps rising to the rear patio, radiator, under stairs cupboard.

FIRST FLOOR LANDING

Window to side, radiator, staircase to the second floor.

MASTER BEDROOM

A large master bedroom with a secondary glazed window to front and views of Helsby Hill across to Kelsall, fitted wardrobes, radiator.

EN SUITE SHOWER ROOM

Shower cubicle, mains shower, WC and vanity wash hand basin, vanity cupboard, tiled walls, heated towel rail.

BEDROOM 4

Utilised as a dressing room, however, could easily become bedroom 4. Window to side.

FAMILY BATHROOM

Panel bath, shower screen, mains shower, WC and wash hand basin, part tiled walls, airing cupboard and storage unit, heated towel rail and integrated mirror.



Dressing Room



En suite

SECOND FLOOR

BEDROOM 2

Large double bedroom with a window to front and views of Helsby Hill across to Kelsall, radiator.

BEDROOM 3

Limited head height Skylight window, radiator.





Garden

OUTSIDE

On approach there is shared access to off road driveway parking for two cars. There is a town garden frontage with steps rising to the front entrance.

GARDEN

To the rear of the property there is a flagged patio area and a large lawned garden.

DIRECTIONS

Sat Nav CH2 4EA / What three words - [///patching.landlords.oddly](#)

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX

To be confirmed

EPC

D

N.B. official listed number 1279100

APPROXIMATE DISTANCES

- Elton Train Station – 2.2 miles
- Stanlow & Thornton Train Station – 2.3 miles
- Helsby Train Station – 3.2 miles
- Chester Train Station – 5 miles
- Liverpool John Lennon Airport – 18.5 miles
- Manchester Airport – 26.7 miles



Garden



Patio

VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

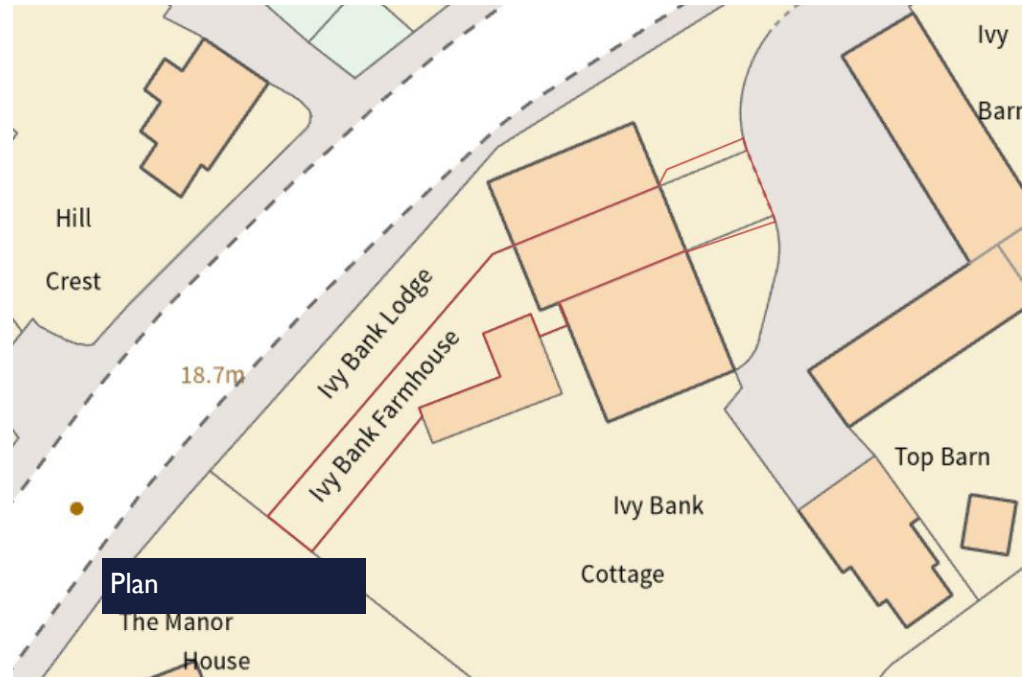
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

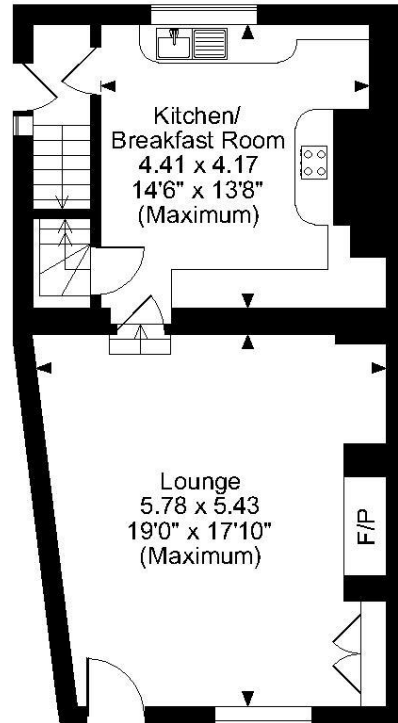
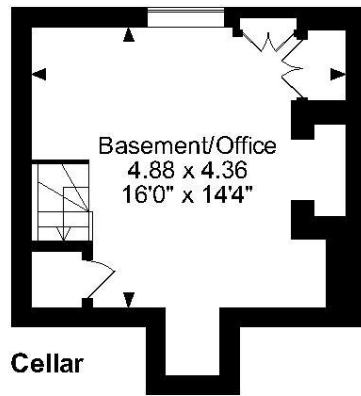
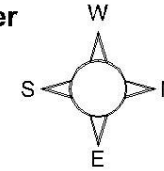
The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

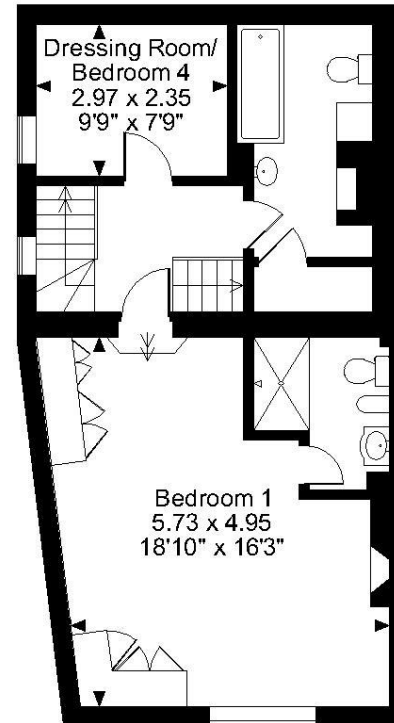
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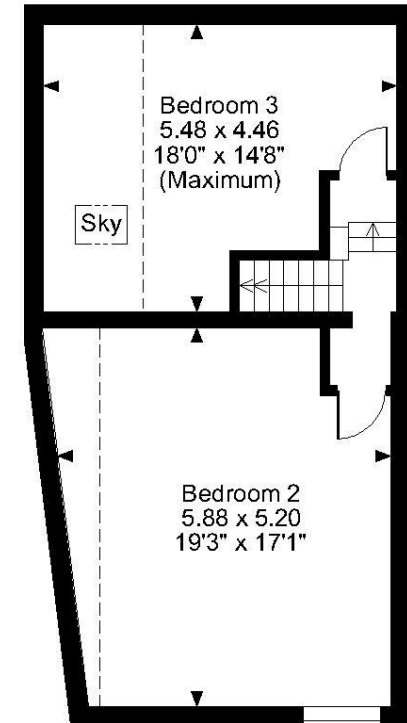
Ivy Bank Farmhouse, Warrington Road, Mickle Trafford, Chester
 Approximate Gross Internal Area
 1901 Sq Ft/177 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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