



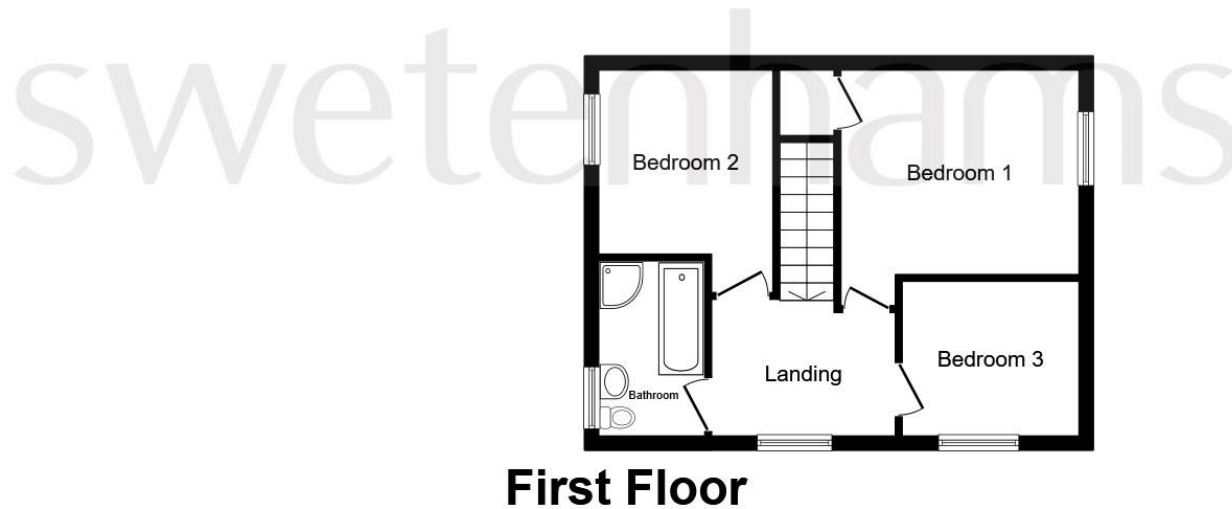
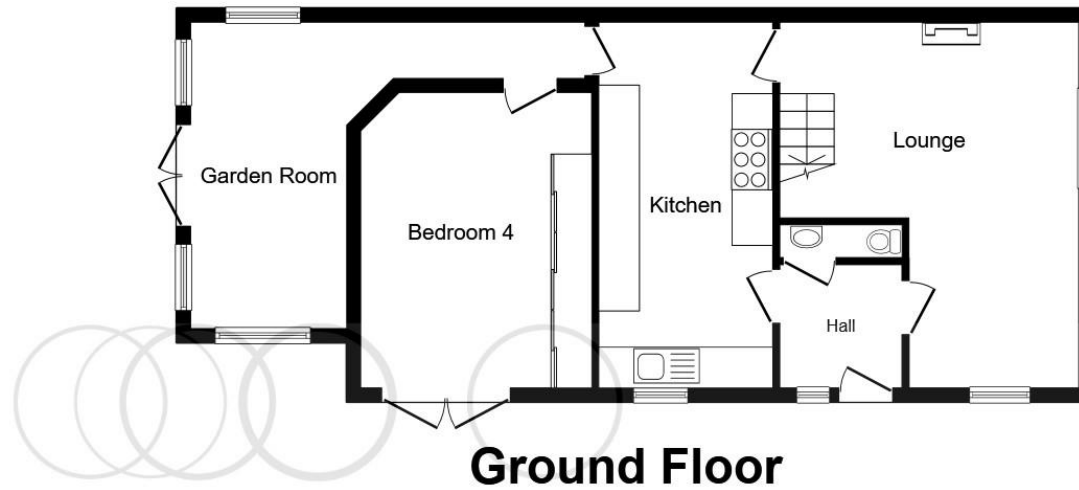
Dee Road, Mickle Trafford, Chester CH2 4DL

welcome to

Dee Road, Mickle Trafford, Chester

A 4-bedroom DETACHED home in the sought-after village of MICKLE TRAFFORD, including a GARDEN ROOM, NEW KITCHEN, a ground floor bedroom, and benefitting from PARKING for four cars, with further parking and a GARAGE to the rear of the property, and a private rear GARDEN with decked area.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Front entrance door leading into the hallway, Karndean flooring, radiator, a window to the front elevation, and doors leading to the Lounge, Kitchen and Cloakroom/WC.

Cloakroom/WC

With a WC, wash hand basin, Karndean flooring, and complementary tiled walls.

Lounge

17' 8" x 15' 1" max (5.38m x 4.60m max)

With windows to the front and side elevations, a bespoke fireplace with an electric flame-effect fire, stairs leading to the first floor, an inset for a wall entertainment centre, carpet flooring, a radiator, and a door leading into the Kitchen.

Kitchen

17' 8" x 8' 6" max (5.38m x 2.59m max)

A new kitchen, fitted with a range of wall, base and drawer units with complementary work surfaces, a stainless steel sink and drainer with mixer tap over, integrated appliances, Karndean flooring, a window to the front elevation, leading into the internal hallway and on into the Garden Room.

Garden Room

14' 9" x 7' 6" max (4.50m x 2.29m max)

With Karndean flooring, French doors leading to the side elevation, windows to the front and rear elevations, a radiator, leading into the internal hallway.

Internal Hallway

With Karndean flooring, and a door leading into the ground floor bedroom.

Bedroom Four (ground Floor)

13' 10" x 11' 7" max (4.22m x 3.53m max)

A large ground floor bedroom with carpet flooring and French doors leading out to the garden.

First Floor Landing

Stairs leading up from the ground floor, with a window to the front elevation, carpet flooring, and doors leading to all bedrooms and the bathroom.

Bedroom One

11' 10" x 11' 8" max (3.61m x 3.56m max)

With a window to the side elevation, cupboard, radiator, and carpet flooring.

Bedroom Two

8' 8" x 11' 11" max (2.64m x 3.63m max)

With a window to the side elevation, radiator, and carpet flooring.

Bedroom Three

7' 7" x 8' 10" max (2.31m x 2.69m max)

With a window to the front elevation, carpet flooring, loft hatch, and a radiator.

Bathroom

A white bathroom suite comprising bath, separate shower cubicle, WC and wash hand basin, complementary fully-tiled walls, and a window to the side elevation.

Outside

Front

Laid to lawn, with mature plants and trees, and driveway parking for four cars. There is a lawned area to the side of the property, with a paved and gravelled parking area.

Rear

A private rear garden enclosed with fencing, mainly laid to lawn, with mature plants and shrubs and a raised decking area ideal for dining al fresco. There is access at the rear of the property to a single garage, plus an additional paved parking area.



view this property online swetenhams.co.uk/Property/CHS117548



welcome to

Dee Road, Mickle Trafford Chester

- A 4-Bedroom Detached House
- New Kitchen
- Garden Room
- Parking for 4 cars
- Garage and Further Parking to the Rear
- Private Rear Garden with Decked Area

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

offers over

£360,000



Please note the marker reflects the postcode not the actual property

view this property online swetenhams.co.uk/Property/CHS117548



Property Ref:
CHS117548 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


swetenhams



01244 321321



chester@swetenhams.co.uk



28 Lower Bridge Street, CHESTER, Cheshire,
CH1 1RS



swetenhams.co.uk