

HUNTERS[®]

HERE TO GET *you* THERE



York Drive

Mickle Trafford, Chester, CH2 4DT

£325,000



Council Tax: D



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Entrance

Front entrance door leads to:-

Hall

Laminate flooring, radiator, understairs cupboard.

Downstairs w.c.

Low level flush w.c. vanity wash hand basin.

Downstairs Cloakroom

Gas central heating with Condensing Combi Boiler

Lounge

16'9" x 12'7" (5.11m x 3.84m)

Traditional arched feature fireplace, incorporating living flame Electric Fire, radiator, window and French door to rear garden.

Breakfast Kitchen

13'3" x 9'1" (4.04m x 2.77m)

Fitted range of wall and base units to shaker pattern. Roll edge work tops with Stainless steel one and a half bowl sink unit, stainless steel gas hob and chimney style cooker hood. Built in electric oven, Fridge freezer, plumbing for washing machine, Tiling to splash back areas, ceramic flooring, radiator, two windows to front.

On the first floor,

Staircase leads from Hall to first floor landing with window to side.

Bedroom One

13'4" x 11'4" (4.06m x 3.45m)

Radiator, window to front.

Ensuite Shower Room

Suite comprising Shower Cubicle, low level flush w.c. Pedestal wash hand basin, Towel Ladder.

Bedroom Two.

10' x 9' (3.05m x 2.74m)

Radiator, window to rear.

Bedroom Three

12'9" x 7'4" (3.89m x 2.24m)

Radiator, window to rear.

Bathroom

Presented in white with suite comprising Panelled Bath with shower over, Pedestal Wash basin, and low level flush w.c. Tiling to splashback areas, Towel ladder, window to side.

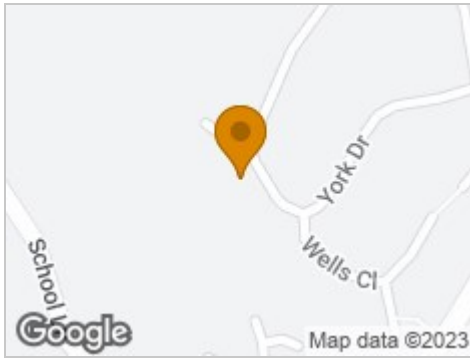
Outside,

Shared right of way leads to Driveway providing off road parking.

Rear Garden mostly laid to lawn Patio adjacent to the house, timber shed.



Road Map



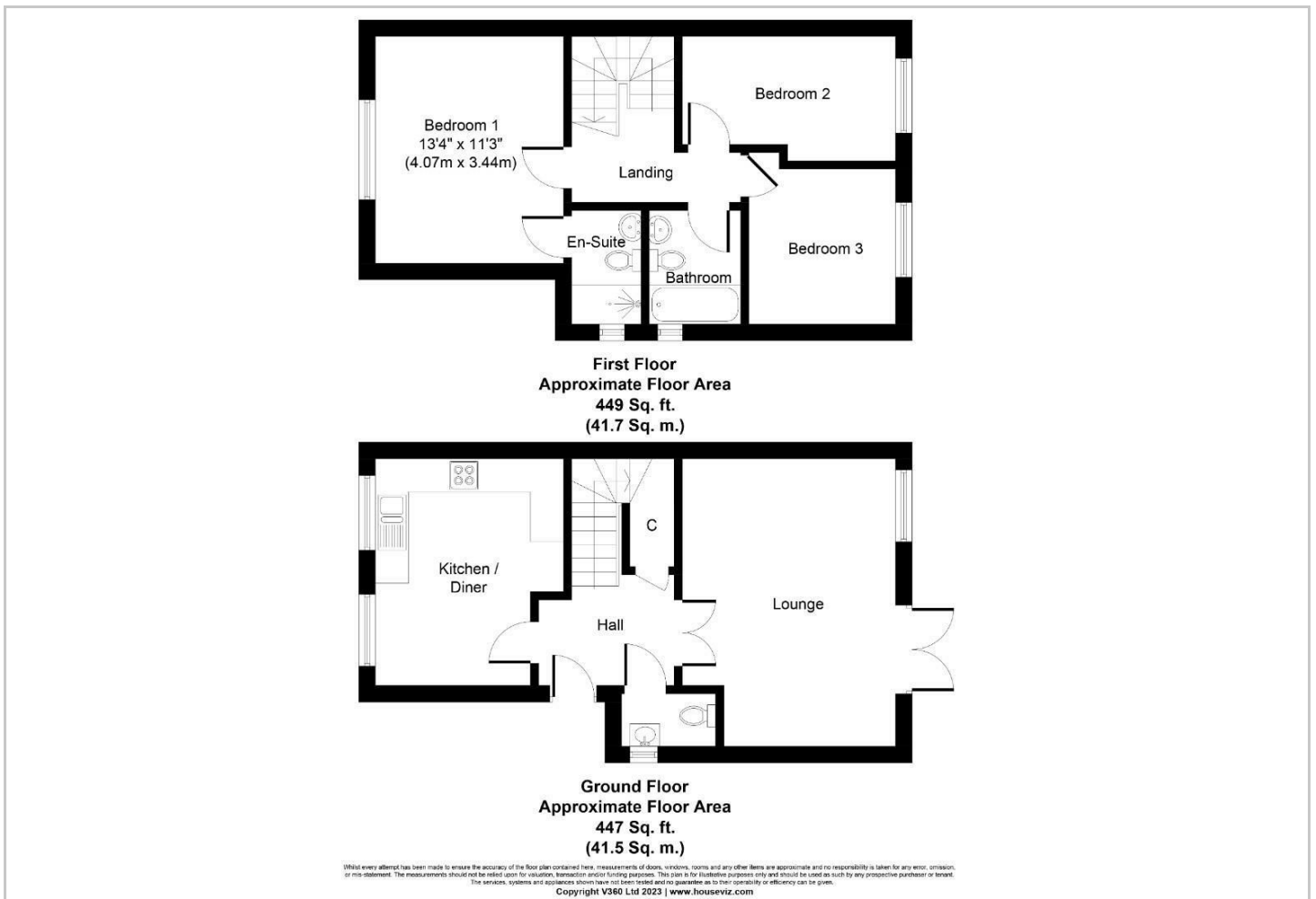
Hybrid Map



Terrain Map



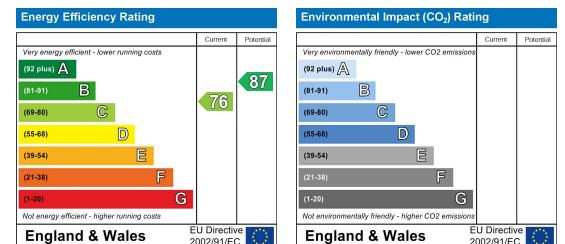
Floor Plan



Viewing

Please contact our Hunters Little Sutton Office on 0151 339 2465 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.