



22 Plemstall Way, Mickle
Trafford

£525,000

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homes



Nestled in seclusion, shielded away, this stunning abode sits on a private road just off Plemstall Way.

Welcomed by an attractive double-glazed composite door, you step into an generously sized entrance hall with perfect for greeting guests, creating an expansive and welcoming area. Through glazed double doors lies the heart of the home. The kitchen exudes elegance with sleek cream-fronted units accented by metallic fittings complimented by a dark wood effect work surfaces, accompanied by a convenient breakfast bar seamlessly dividing the kitchen dining area. A suite of integrated appliances, including a Neff induction hob and Miele stainless steel extractor. Tucked away is a concealed Worcester gas combination central heating boiler, ensuring reliable heating throughout. Benefitting from a floor-to-ceiling window that floods the space in natural light..

Beyond the hallway, double doors open to reveal the ground floor's living spaces, beginning with the spacious Living Room boasting a feature fireplace and French double doors leading to the rear garden. Two additional reception spaces offer versatile options, with one serving as a cozy Sitting Room featuring sliding patio doors opening to the Sunroom. A downstairs Cloaks/WC completes the layout, adding practicality to the home's





design.

Ascending the staircase, the spacious landing offers room for an office perfect for hybrid working. This splits into 4 bedrooms, consisting of three generous doubles and a single bedroom currently repurposed as an additional reception area. The double-storey extension enhances the principal Bedroom, which is complemented by a luxurious Bathroom boasting high-specification finishes such as a large Matki shower, Villeroy & Boch bathtub, and dual wash hand basins set in a quartz surface.

Outside, a private driveway leads to the Garage, equipped with essential utilities and lighting. The meticulously maintained garden offers a private area to retreat, featuring a glazed timber summerhouse with power and lighting - perfect for various purposes such as a home gym or studio. With its predominantly laid lawn, two decked seating areas, and mature hedging, the garden provides an idyllic setting for outdoor relaxation and entertainment.

Enhanced by UPVC double glazing, gas central heating, and pre-installed superfast cable connectivity, this residence epitomizes modern comfort and convenience presenting an ideal family home.

FINER POINTS:

- *Sleek cream-fronted kitchen with integrated appliances
- *Perfectly proportioned rooms
- *UPVC double glazed windows throughout
- *Landscaped garden
- *Sought after location of Mickle Trafford
- *Convenient transport links to Manchester, Liverpool & North Wales
- *Picturesque walks at the nearby Gowy Woodland Park
- *Walking distance to a higher acclaimed primary school
- *A tennis club, golf club and plenty more active amenities close by

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any



intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

Local Authority: Cheshire West and Chester Council

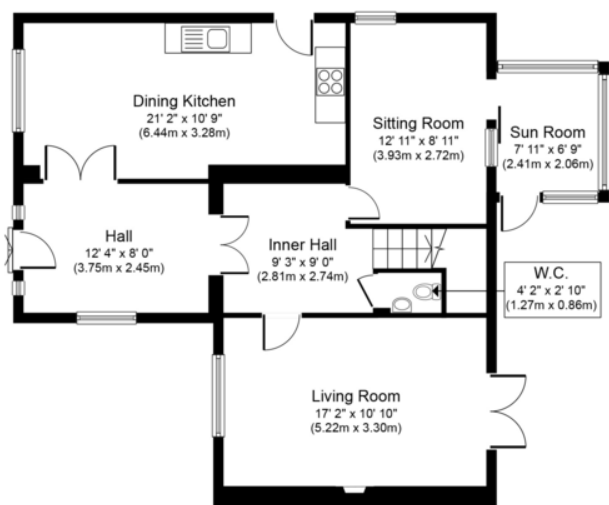
Council Tax: Band D

Viewings: By appointment only

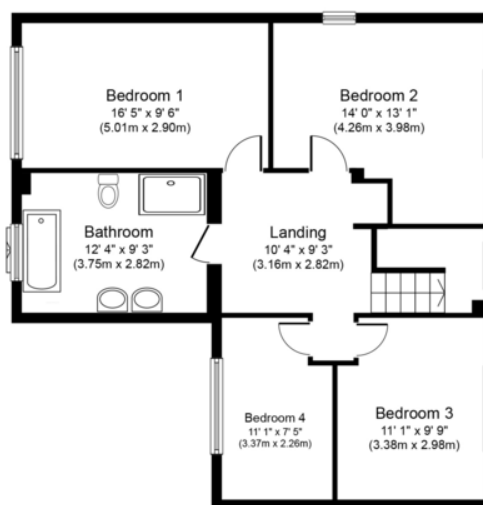




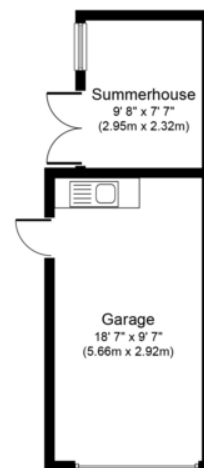




Ground Floor
Approximate Floor Area
845 sq. ft.
(78.5 sq. m.)



First Floor
Approximate Floor Area
790 sq. ft.
(73.3 sq. m.)



Outbuilding
Approximate Floor Area
258 sq.ft.
(24.0 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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