



2 INCE LANE, CHESTER

£212,500

- Semi
- Viewing Essential
- Council Tax Band B
- 2 Beds + 1 Reception
- Huge rear garden
- Amazing views

Ashton & Grosvenor

Two-Bedroom Semi-Detached Home in a Peaceful Rural Setting — No Onward Chain

Set along a quiet lane in the charming hamlet of Wimbolds Trafford, this attractive two-bedroom semi-detached home enjoys an enviable outlook across open countryside. Offered with no onward chain, the property provides well-proportioned accommodation, modern comforts, and a generous plot with exciting potential.

Ground Floor Accommodation - The entrance vestibule leads into a bright and inviting living room, where wide front-facing views capture the surrounding farmland. A useful understairs storage area with side window adds practicality. To the rear, a spacious kitchen and dining area offers ample room for everyday living, complemented by a downstairs WC and a rear vestibule giving direct access to the garden. Recent redecoration and new carpets to the stairs, landing and bedrooms enhance the home's presentation.

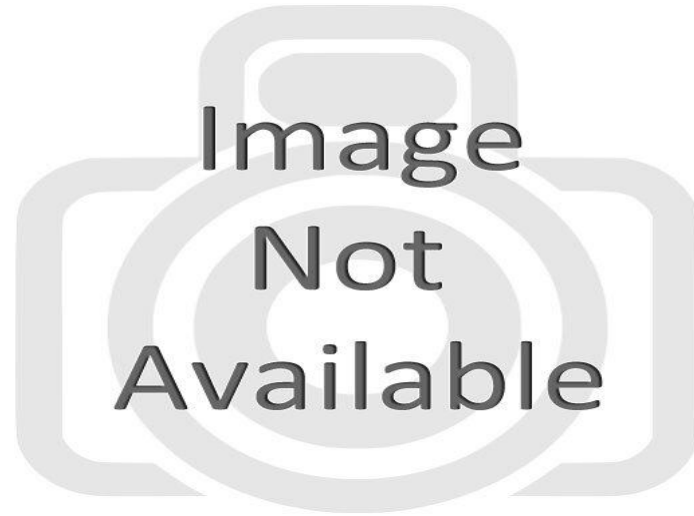
First Floor - The first-floor features two sizeable double bedrooms, both enjoying good natural light, along with a family bathroom. The property benefits from oil-fired central heating and double-glazed windows, ensuring comfort throughout the seasons. **Gardens & Outside Space.** A quaint front garden sets a welcoming tone on arrival. To the rear, a notably large garden provides excellent scope for extension or further development (subject to planning). A solid outbuilding offers additional storage and practical use.

Location Positioned just off Ince Lane, the home sits within a peaceful semi-rural community while remaining well connected. Frodsham, Helsby and Chester are all easily reached by car, offering a wide range of amenities, transport links and services. The setting is ideal for buyers seeking countryside tranquillity without compromising convenience.






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COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester

TENURE

SERVICE CHARGE (PA)

GROUND RENT

EPC

Certificate Number : 6490-7393-0522-2426-3943

Score	Energy rating	Current	Potential
92+	A		97
81-91	B		
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6490-7393-0522-2426-3943>

OFFICE CONTACT INFO

Ashton & Grosvenor

34 Charles Street, Hoole

Chester, CH2 3AY

01244 318115

admin@ashtonandgrosvenor.co.uk

ashtonandgrosvenor.co.uk