

Town & Country

Estate & Letting Agents

Cedars Close, Mickle Trafford

Offers In Excess Of £250,000



Nestled in the charming village of Mickle Trafford, this modern three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a downstairs cloak, contemporary kitchen diner, a spacious living room and modern bathroom. Externally the property benefits from a designated parking space. The rear garden has a patio area. Given its appealing features and prime location, we highly recommend scheduling a viewing to fully appreciate what this lovely home has to offer.

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DESCRIPTION

Situated in a modern gated cul-de-sac within this highly sought-after village, this well-presented three-bedroom semi-detached home offers comfortable and contemporary living with excellent access to Chester and major motorway links. The property features a brick-block driveway with gated side access, a welcoming entrance hall with cloakroom WC, a bright living room, and a modern kitchen/dining room with patio doors opening onto an enclosed rear garden laid mainly to lawn with a paved seating area. To the first floor are three bedrooms, including a main bedroom with fitted wardrobes, and a modern family bathroom. Further benefits include gas central heating, UPVC double glazing, and a convenient location close to local amenities.



LOCATION

This property enjoys a peaceful semi-rural setting, located in the residential village of Mickle Trafford, approximately three miles from Chester city centre. The area offers a peaceful village setting with access to local shops, services and recreational spaces, as well as nearby primary and secondary schools. Bus services provide connections to Chester and surrounding areas, while road links via the A56, A41, M53, M56 and A55 offer access to Chester, the wider North West and North Wales. Overall, the location combines a village atmosphere with convenient access to urban amenities, education and transport links. T

DIRECTIONS

From our Chester branch, follow the A5268 around the city centre, continuing onto St Oswalds Way. At the roundabout take the second exit onto Hoole Way (A56) and continue through Hoole, remaining on the A56. At Hoole Island Junction, take the second exit to stay on the A56 towards Helsby and Frodsham. Turn right onto Plemstall Lane, then take the third right into Cedars Close, where the property will be found

STORM PORCH

A quarry-tiled storm porch with front-facing window and external light. The main entrance door is double-glazed with a woodgrain effect finish.

ENTRANCE HALL

Featuring Karndean flooring and an open throughway to the living room. A door provides access to the cloakroom WC.



CLOAKROOM W/C

Fitted with a dual-flush low-level WC and pedestal wash hand basin, with radiator and ceiling-mounted extractor fan.



LIVING ROOM

13'3 x 15'11 max

With continuation of the Karndean flooring, a front-facing window, radiator, staircase rising to the first-floor accommodation, and a door opening into the kitchen/dining room.



KITCHEN/ DINING ROOM

9'4 x 15'11

Fitted with wood-grain effect laminate flooring, radiator, rear-facing window, and patio doors opening onto the rear garden. The kitchen area comprises a range of modern wall, base, and drawer units with stainless-steel handles and complementary work surfaces incorporating a stainless-steel one-and-a-half bowl sink with mixer tap.

Integrated appliances include a stainless-steel oven, hob, and extractor hood, with space and plumbing for both a washing machine and dishwasher. A wall-mounted Ideal Logic gas combination boiler is also housed within the kitchen.

LANDING

With loft access, radiator, built-in over-stairs storage cupboard, and doors leading to all three bedrooms and the family bathroom.



BATHROOM

5'6 x 6'6

Installed with a modern three-piece white suite comprising a panelled bath with thermostatic shower and protective screen



BEDROOM THREE

7'7 x 7'1

Rear-facing window with radiator below.

EXTERNALLY

Forming part of a modern gated cul-de-sac, this attractive three-bedroom semi-detached property benefits from a brick-block driveway running along the left-hand side of the house, providing off-road parking and leading to timber-gated access to the rear garden. The front garden is laid to lawn with a paved pathway leading to the open storm porch.



REAR GARDEN

The enclosed rear garden is predominantly laid to lawn with a paved patio area and pathway, external water supply, and outside light, all enclosed by timber fence panels.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Council Tax: Band C

Tenure: Freehold (The vendor of this property has purchased the Freehold, the land registry are currently in the process of updating the title).

Service Charge: £242.84 per annum, this charge goes towards the maintenance of the roads within the development

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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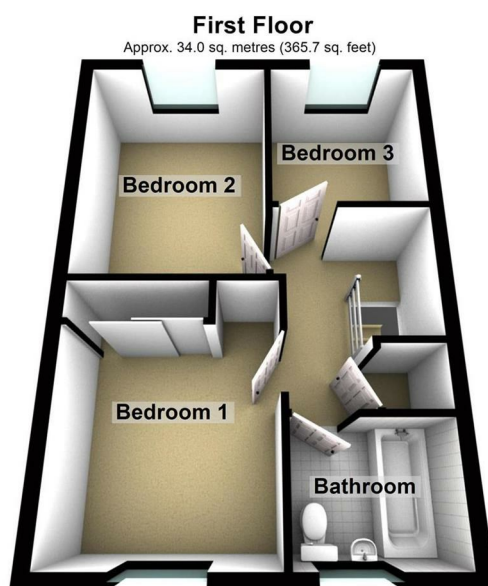
The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities,

telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.



Total area: approx. 67.9 sq. metres (731.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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