



LOCATION

Mickle Trafford is one of Chester's most desirable village locations, offering the perfect balance of rural charm and modern convenience. Situated just a few miles from Chester city centre, this attractive Cheshire village combines a peaceful countryside setting with excellent access to major road networks including the A56, M53 and M56, making it ideal for commuters travelling across the North West.

The village enjoys a strong sense of community and is particularly popular with families, benefiting from a highly regarded primary school, a tennis club, local amenities and an abundance of surrounding green spaces. Residents enjoy easy access to picturesque walking and cycling routes, while nearby countryside and open farmland create a tranquil backdrop to everyday life.

THE ACCOMMODATION COMPRISES:**CANOPY PORCH**

With outside light and UPVC double glazed entrance door with double glazed obscured glass side window to the entrance hall.

ENTRANCE HALL

1.52m x 0.86m (5' x 2'10")



Ceiling light point, and laminate wood strip flooring. Doors to the understairs storage cupboard and living room.

UNDERSTAIRS STORAGE CUPBOARD

0.99m x 0.86m (3'3" x 2'10")

Wall mounted Ideal Classic gas fired central heating boiler, double power point, and electrical consumer unit.

LIVING ROOM

3.81m x 3.66m (12'6" x 12')



UPVC double glazed sliding patio doors to the rear garden, coved ceiling with two ceiling light points, thermostatic heating controls, single radiator, and turned staircase to the first floor. Archway opening to the dining room.



Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway and at the Fountains Roundabout proceed straight across, passing the Northgate Arena on the left hand side. At the next roundabout take the first exit to Hoole and continue over the Hoole Bridge and along Hoole Road. At the main roundabout continue straight across and at the next roundabout with the M53 Motorway take the second exit onto the A56 towards Helsby and Mickle Trafford. On entering the village take the turning left just before the pedestrian lights into School Lane. Then take the first turning left into Springfields. Follow Springfields and at the T junction turn right. At the next T junction turn left and then after a short distance turn right. The property will then be observed on the left hand side.

TENURE

* Tenure - understood to be Freehold - Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West and Chester.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* The property is on a water meter.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

DINING ROOM

3.23m x 2.41m (10'7" x 7'11")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, and single radiator.



KITCHEN

3.20m x 2.24m (10'6" x 7'4")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards, a glazed cabinet and corner shelving with laminated granite effect worktops and a small breakfast bar. Inset one and half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Zanussi ceramic hob with extractor above, and built-in Zanussi electric double oven and grill. Plumbing and space for washing machine and dishwasher, space for concealed tumble dryer, space for fridge/freezer (the washing machine, dishwasher, tumble dryer and fridge/freezer are included in the sale), tiled walls, single radiator, vinyl floor covering, and UPVC double glazed window overlooking the rear garden.

LANDING



UPVC double glazed window to front, two ceiling light points, smoke and carbon monoxide alarm, access to part-boarded loft space with retractable aluminium ladder and light point. Doors to bedroom one, bedroom two, bedroom three, bathroom, and walk-in airing cupboard.

BEDROOM ONE

2.87m x 2.84m (9'5" x 9'4")



UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, single radiator.

BEDROOM TWO

3.81m max x 2.18m (12'6" max x 7'2")



UPVC double glazed window to rear, ceiling light point, single radiator, built-in over stairs storage cupboard.

BEDROOM THREE

2.87m x 1.75m (9'5" x 5'9")



Full height fitted triple wardrobe with three sliding doors (one mirrored) having hanging space and shelving, ceiling light point, single radiator, and UPVC double glazed window overlooking the rear (this bedroom has previously been used as a dressing room and home office).

BATHROOM

1.88m x 1.75m (6'2" x 5'9")



Modern white suite comprising: panelled bath with Mira electric shower over and folding glazed shower screen; wall mounted wash hand basin with mixer tap; and low level dual-flush WC. Fully tiled walls, ladder style towel radiator with thermostat, vinyl floor covering, electric shaver point, fitted wall mirror, ceiling light point, and UPVC double glazed window with obscured glass.

WALK-IN AIRING CUPBOARD

1.40m x 0.71m (4'7" x 2'4")

Housing the hot water cylinder and immersion heater with shelving.

OUTSIDE FRONT



To the front there is a large block paved driveway. External gas and electric meter cupboards. A block paved pathway at the side with wooden gate provides access to the rear garden.

OUTSIDE REAR



To the rear there is a delightful lawned garden and flagged patio with mature shrubbery being enclosed by wooden fencing. Outside sensor light, and outside water tap.