

Town & Country

Estate & Letting Agents

St. Peters Way, Mickle Trafford

No Onward Chain £440,000



This delightful, four-bedroom detached house, is situated within this popular and family-friendly village of Mickle Trafford, the property boasts two spacious reception rooms, a downstairs cloakroom W.C. a fitted kitchen and a family bathroom. Having the advantage of UPVC double glazing together with gas central heating, mature gardens, ample off road parking and a single garage. Viewing is advised to appreciate this lovely family home.

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DESCRIPTION

This property presents an excellent opportunity for those looking to settle in a desirable area, combining the tranquillity of village life with the conveniences of urban living. Nestled within the charming village of Mickle Trafford, this delightful four-bedroom detached house on St. Peters Way offers a perfect blend of comfort and convenience. The light and spacious accommodation briefly comprises of an inviting entrance hall, two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The well-appointed kitchen is complemented by a convenient downstairs cloakroom, enhancing the practicality of family living. A first-floor landing providing access to a three-piece family bathroom suite and four generously sized bedrooms. Externally, to the front of the property is ample patterned concrete off-road parking for several vehicles, a single garage, and well-tended lawn, slate chip, and shrub gardens. Timber side access opens to the enclosed rear garden, which is again beautifully presented with a central lawn, well-stocked and attractive borders, patterned concrete pathways and patio area, together with a timber shed, all enclosed by a series of timber fence panels.

LOCATION

Mickle Trafford is a highly regarded and family-friendly village situated to the north-east of Chester, offering an attractive semi-rural setting combined with excellent convenience for commuters. The village benefits from a range of local amenities including the popular Mickle Trafford Convenience store & Post Office, whilst more extensive shopping facilities can be found nearby in Chester. Supermarkets within easy reach include Morrisons, Sainsbury's, ALDI, Waitrose & Partners and Tesco Superstore. The area is particularly popular with families due to the excellent choice of schooling nearby, including Mickle Trafford Village School together with well-regarded secondary schools such as Christleton High School, Queen's Park High School, Upton-by-Chester High School and The Bishops' Blue Coat Church of England High School. Mickle Trafford enjoys excellent transport links, with easy access to the A56, A41 and A55 expressway, connecting directly to the M53 and M56 motorway networks and providing straightforward commuting to Liverpool, Manchester, North Wales and the wider North West region. Chester city centre is only a short drive away and offers an extensive range of retail, leisure and dining facilities, including the popular Chester Market. Overall, Mickle Trafford combines village-style living, strong local amenities and excellent connectivity, making it a particularly desirable location for families and professionals alike.

DIRECTIONS

From our Chester branch head north-west on Lower Bridge Street towards St Olave Street, turn right onto Pepper Street/A5268, continue to follow A5268. Turn right onto Foregate Street/A5268, continue to follow A526. Continue straight onto St Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. At Hoole Roundabout, take

the 2nd exit onto Warrington Road/A56. At Hoole Island Junction, take the 2nd exit onto A56. Turn right onto Plemstall Way, Turn right onto St Peters Way and the property will be located on the left-hand side.



ENTRANCE HALLWAY

12'6 x 5'7

The property is entered through a woodgrain-effect composite opaque double-glazed front door opening into an inviting entrance hall with radiator, cloak cupboard, stairs rising to the first-floor accommodation, and doors opening to the cloakroom WC, living room, dining room, and kitchen.



CLOAKROOM WC

Installed with a dual-flush low-level WC together with a wall-mounted wash hand basin, mirror-fronted medicine cabinet above, and extractor fan.



LIVING ROOM

19'1 x 11'8

A double-aspect living room with a full-length window to the front elevation and French doors opening onto the rear garden patio area. There are two radiators and a living flame gas fire with feature surround.





DINING ROOM

11'5 x 9'6

With windows to the front and side elevations, an understairs storage cupboard, and radiator.



KITCHEN

9'9 x 9'6

Having a window facing the front elevation, ceramic tiled flooring, and fully tiled walls. The kitchen is fitted with a range of wall, base, and drawer units with integrated appliances comprising a double oven, hob, extractor fan, dishwasher, and freezer. There is space and plumbing for a washing machine, whilst set within the work surface is a stainless steel one-and-a-half bowl sink unit with mixer tap. An opaque UPVC double-glazed door opens to the rear garden, and mounted to the wall is the Worcester gas combination boiler.



FIRST FLOOR LANDING

8'6 x 5'7

With a window facing the rear elevation at the turn of the staircase and access to the loft via a loft hatch with retractable ladder. A door opens to a built-in shelved linen cupboard, with further doors opening to four generously sized bedrooms and the bathroom.



BATHROOM

5'7 x 7'10

Installed with a three-piece suite comprising a panel bath with mixer tap and electric shower above, low-level WC, and pedestal wash hand basin. The walls are fully tiled, and there is a radiator with integrated chrome heated towel rail, together with an opaque window to the front elevation.



BEDROOM ONE

11'5 x 10'9

With a window facing the rear elevation and radiator below.



BEDROOM THREE

9'8 x 8'9

With windows to the front and side elevations, radiator, and built-in single wardrobe.



BEDROOM TWO

10'2 x 9'8

Having built-in double wardrobes together with a window facing the rear elevation and radiator below.



BEDROOM FOUR

11'8 x 7'5 max

With a window facing the front elevation and radiator below.



EXTERNALLY

The property is approached over patterned concrete providing ample off-road parking for several vehicles, as well as access to the garage. There is a canopy above the front door, an external water supply, timber side access to the rear garden, and beautifully presented lawn, slate chip, and shrub gardens. Timber gated side access opens onto a patterned concrete side area with an external water supply and pathway continuing through a picket fence and gate into the rear garden. The garden is beautifully presented and mainly laid to lawn with well-tended borders planted with a variety of shrubs and trees. There is a patterned concrete patio area, a timber shed, an external light, and a useful storage area to the side, all enclosed by a series of timber fence panels.

GARAGE

9'0 x 18'1

Accessed from the front via an electric up-and-over garage door, with a timber side entrance door, power and lighting, and a UPVC double-glazed window to the rear elevation.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Banding: D

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.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate

survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

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.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

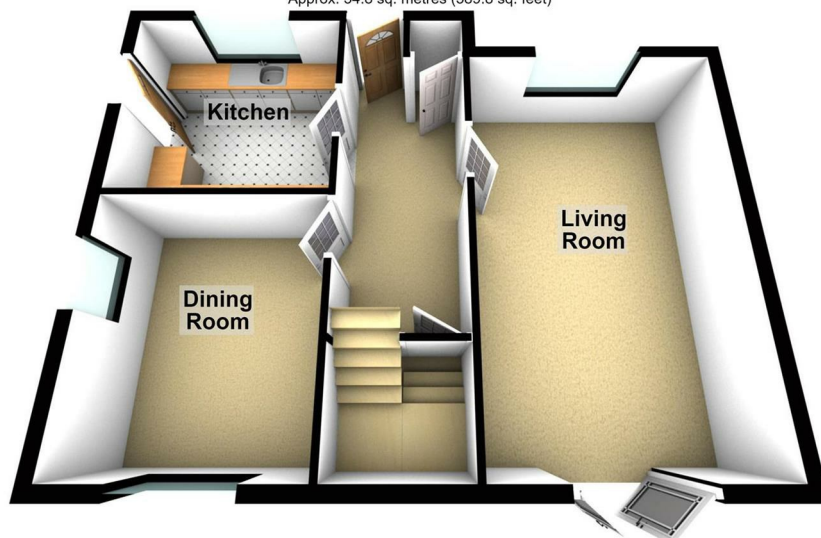
No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Ground Floor

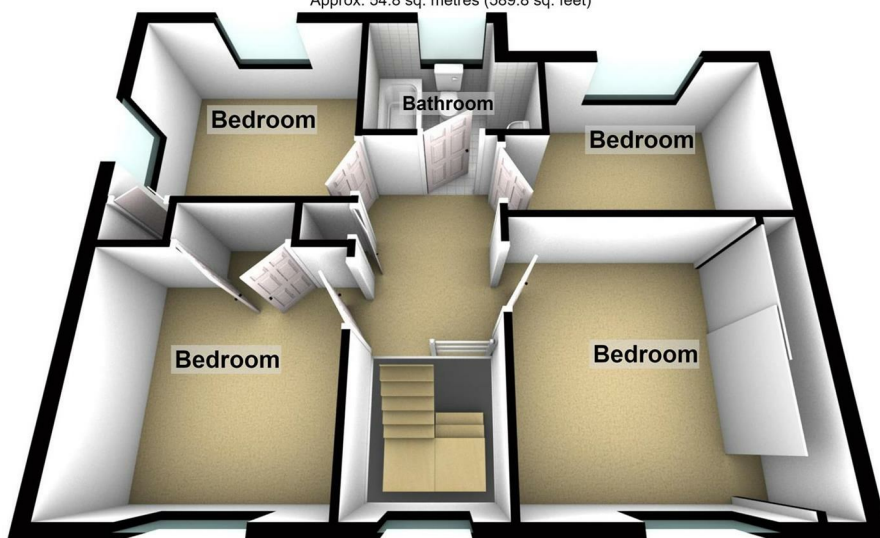
Approx. 54.8 sq. metres (589.8 sq. feet)



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

First Floor

Approx. 54.8 sq. metres (589.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
70 76		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.