

# Town & Country

Estate & Letting Agents

Ince Lane, Wimbolds Trafford

Reduced To £260,000



Located within this highly desirable location, a modernised and improved three-bedroom semi-detached house. Offering adaptable family accommodation having the benefit of Oil central heating, double glazing, conservatory, established gardens and parking. Viewing is essential to appreciate all this property has to offer.

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# Ince Lane, Wimbolds Trafford

## DESCRIPTION

This semi-detached house has been improved and modernised to a high standard having the benefit of double glazing and oil central heating, the boiler being installed in 2021. The property is entered via a double-glazed front door; the living room features a lovely cast iron wood burner set within exposed brick with an oak mantel. The modern white high gloss kitchen is fitted with a good range of units and integrated appliances and the utility, rear porch area has matching fitted units with plumbing for a washing machine. The dining area has French doors leading into the conservatory, the light and airy conservatory has French doors leading out to the rear garden and patio area. The first-floor landing leads to all three bedrooms and the contemporary family bathroom fitted with a White suite. Externally, a Patton concrete driveway leads to the front of the property, offering ample parking, having an attractive lawned and shrubbed area, and a Victorian streetlamp, the property has the benefit of an EV Charger. Timber gated side access leads to the good-sized rear garden, having a paved patio area, external water supply and lighting. This established garden is lawned and shrubbed offering timber gate access should further parking be required.



## LOCATION

Wimbolds Trafford is a hamlet located in Cheshire, England, about 5 miles northeast of Chester. It was recorded in the Domesday Book and has a rich medieval history. The hamlet features notable landmarks such as Trafford Hall, a Grade II\* listed building and a range of amenities nearby, including shops, schools, and leisure facilities, residents can enjoy a convenient lifestyle without compromising on the tranquillity and beauty of their surroundings. There are excellent transport links, including easy access to Chester, Manchester, Liverpool, and other major cities in the North West and conveniently located within easy access of Cheshire Oaks and junction 3 to the M56. Overall, Wimbolds Trafford offers a unique opportunity to live in a beautiful and historic location, surrounded by stunning countryside, while still being within easy reach of essential amenities and excellent transport links. It is an ideal place for those seeking a peaceful and scenic setting to call home.



## DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, continue straight onto Foregate Street/A5268, continue to follow A5268, 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 left onto Ince Lane/B5132. The property will be located via our For Sale Board.



## LIVING ROOM

17'6" x 12'7"

A composite double glazed front door opens into the property having timber laminate flooring, a radiator, and a window, facing the front elevation. Stairs off, rise to the first-floor accommodation with a deep storage cupboard, with window to the side below. An open thoroughway leads to the dining area of the through kitchen/dining room. The living room features a lovely cast iron wood burner set within an exposed brick flu beneath an oak mantle. The timber laminate flooring carries through from the living room into a kitchen/dining room.



## KITCHEN/ DINING ROOM

20'6" x 7'8"

The kitchen is fitted with arrange of modern gloss shaker style wall base and drawer units which are complimented by stainless steel handles. Ample work surface space is available housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless-steel double oven, hob and stainless-steel extractor hood, a dishwasher and fridge freezer. Having a radiator and an opaque window opening to the side elevation, a UPVC glazed door opens into the rear porch/utility area. The dining area has timber laminated flooring, ample space for a dining table and chairs and UPVC double glazed French doors open into the conservatory.



## UTILITY/REAR PORCH

5'8" x 5'3"

Fitted with base units and having plumbing for a washing machine with aluminium double glazed windows to rear and side elevations and a glazed timber door opening to the rear garden.



## CONSERVATORY

11'3" x 9'3"

Constructed of a UPVC double glazed frame with timber laminate flooring, a radiator and French doors opening to the established rear garden and paved patio area.

# Ince Lane, Wimbolds Trafford

## FIRST FLOOR LANDING

With an opaque window, facing the side elevation, a shelf, store cupboard and doors opening to the bathroom and all three bedrooms.



## BEDROOM THREE

10'6" x 10'0"

With a window facing the front elevation and a radiator. Also with views over the approaching road and fields to the front.

## BATHROOM

6'3" x 5'3"

Installed with a contemporary white suite, comprising a panelled bath with a fixed thermostatic shower and protective screen, along with a waterfall style mixer tap and handheld shower extension. A dual flush low-level WC, along with a wash hand basin, chrome heated towel rail, and extractor fan, partially tiled walls, and ceramic tiled floor. An opaque window faces the front elevation.



## BEDROOM ONE

11'4" x 9'7"

With a radiator and a window facing the rear elevation and the beautiful views beyond.



## BEDROOM TWO

10'8" x 8'5"

Having a radiator and window facing the rear elevation.



## EXTERNALLY

The property is approached over a Patton concrete driveway, alongside is an attractive lawned and shrubbed garden, with Victorian style streetlamp, EV Charger, leading to a canopy porch above the front door with courtesy light. Timber gated side access leads to the established rear garden with a paved patio area, external water supply, and lighting, a lawned and shrubbed garden and a timber gate opening to access, should further parking be required.



## ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town and 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.

## SERVICES TO PROPERTY

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

Tenure: Freehold

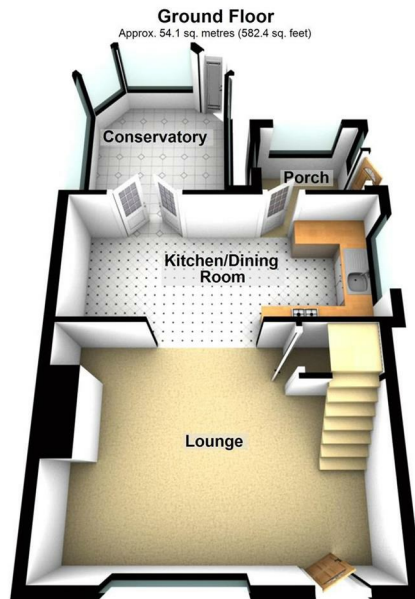
Council Tax Band: B £1687

The property has the advantage of Fibre Broadband.

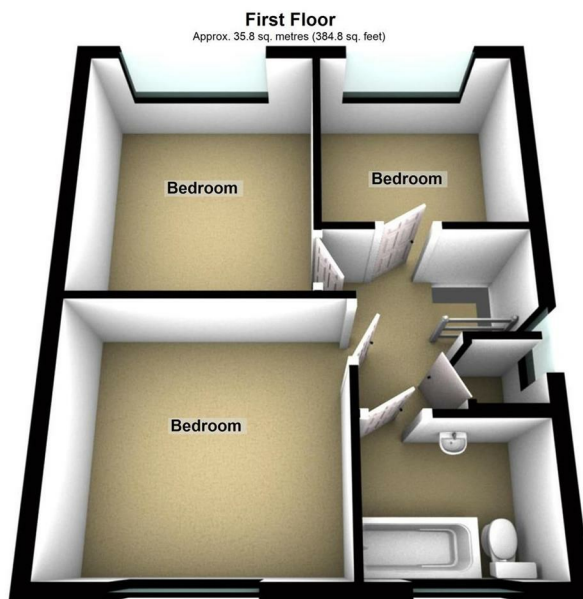
## MORTGAGE SERVICES

Town and Country Estate Agents Chester 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.**



Total area: approx. 89.9 sq. metres (967.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.