

# Town & Country

Estate & Letting Agents

Warrington Road, Mickle Trafford

£675,000



This beautifully renovated barn conversion boasts a perfect blend of modern and traditional design. The property features oil central heating, UPVC double glazing, and a stunning kitchen with granite work surfaces. The living room features an exposed brick and oak beam fireplace with a wood burner. The property also includes a utility room, a shower room, and three bedrooms (one with en-suite). A viewing is highly recommended to fully appreciate the quality and elegance of this exceptional property.

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## DESCRIPTION

This impeccably renovated barn conversion exudes a perfect blend of modern and traditional design elements, providing an unrivalled living experience. Equipped with solar panels, oil central heating and UPVC double glazing, the property entrance leads to a stunning kitchen embellished with granite work surfaces. An open throughway from the kitchen leads to a dining/sitting room, while an oak door opens to a living room featuring a charming exposed brick and oak beam fireplace that houses a wood burner. The inner hall provides access to a utility room, a shower room, and a bedroom with French doors opening to the ground floor patio area. The first floor landing, adorned with oak doors, provides access to a family bathroom and two bedrooms. The principal bedroom comes with an en-suite shower room. A viewing is highly recommended to fully appreciate the quality and elegance of this exceptional property.

## LOCATION

The property is situated within the heart of Mickle Trafford, approximately four miles from Chester city centre. The village has a shop, post office and a popular primary school. Chester is a thriving and historic county town offering an excellent range of retail, leisure, and commercial services. These include a burgeoning restaurant and

café scene and the Story House theatre. The city offers a range of popular state and independent schools (at both primary and secondary levels) including Kings and Queens in the city centre, and Abbey Gate College in Saughton (6.5 miles). Mickle Trafford is very well placed for the commuter with easy access to the motorway network linking Manchester and Liverpool. There is a regular direct rail service to London Euston from Chester station (from about 2 hours). The A55 trunk road offers direct access to the North Wales coast and the extensive and varied leisure opportunities in the region.

## 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 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 Jct, take the 2nd exit onto A56. Turn right, the destination will be on the right. Arrive: Warrington Road, Mickle Trafford, Chester, UK.



## KITCHEN/BREAKFAST ROOM

17'8" x 14'5"

The property is entered through a solid arched oak front door leads to a stunning kitchen/breakfast room with

flagged tile flooring and a bespoke range of kitchen units. The units feature inset cupboards and drawers, which are complemented by decorative stainless steel handles and granite work surfaces. An island unit, incorporating a breakfast bar, also occupies the space. Within the granite work surface is a stainless steel one and a half bowl sink unit with mixer tap. There is also space and plumbing for a dishwasher and a range cooker with an extractor hood above. An oak door opens to a walk-in pantry shed with a work surface and light. Open throughways provide access to the dining/sitting room, living room, and the staircase.



## LIVING ROOM

18'6" x 16'3"

The living room boasts stunning oak flooring, with recessed downlights tastefully integrated into its ceiling. The room is equipped with two windows on the rear elevation, and two smaller

windows on the front elevation, providing ample natural light and ventilation. The double glazed French doors, set within an arched frame, lead out to the garden, adding to the room's aesthetic appeal. The room is also equipped with an exposed brick fireplace, featuring an oak mantle and a Clearview cast iron log burner set up on a slate hearth.



## SHOWER ROOM

7'2" x 5'5"

This shower room is equipped with a contemporary suite that features a spacious walk-in shower, complete with a thermostatic dual head shower system. The showerhead includes both a handheld fixture and a ceiling-mounted fixture, enclosed by a protective glass screen. Additionally, the bathroom includes underfloor heating, a vanity unit that houses a discreet cyst dual flush low level WC and a wash hand basin with mixer tap. The walls are tiled, and a chrome heated towel rail ensures a comfortable temperature. The flooring consists of ceramic tiles, while an extractor fan set within the ceiling ensures proper ventilation. Recessed downlights provide ample illumination.

## INNER HALLWAY

The inner hallway of the property features a continuation of the oak flooring from the dining/sitting room. This is complemented by an oak rail sliding door that opens to the shower room, and an additional oak door that provides access to the second ground floor bedroom. A clear throughway leads to the utility room.



## DINING/SITTING ROOM

18'5" x 15'3"

The dining/sitting room features oak flooring, complemented by underfloor heating and a range of fitted floor-to-ceiling cabinets, boasting soft opening doors. The area is illuminated by a lantern ceiling skylight, two windows facing the front elevation, and French doors that open to the garden. Recessed downlights, embedded within the ceiling, further enhance the illumination of the space and an open throughway to the inner hallway.

## UTILITY ROOM

8'3" x 7'2"

Also complemented by underfloor heating, the utility room is equipped with both wall and base units, which include work surfaces and a stainless steel single drainer sink unit with mixer tap. There is also ample space available for a washing machine and dryer, and the ceiling has recessed downlights. In addition, a UPVC double glazed door leads out to the garden.



## GROUND FLOOR BEDROOM

14'4" x 13'9"

The room features a continuation of oak flooring with underfloor heating, and is fitted with a range of floor-to-ceiling

wardrobes along the length of one wall. Recessed downlights are set within the ceiling to provide ample lighting, and UPVC double glazed French doors open out to the garden.

## FIRST FLOOR ACCOMMODATION

The staircase features spindle balustrades and banister that ascend from the ground floor to a first floor landing, which is adorned with exposed beams and skylight to the rear elevation. The landing area comprises a radiator and oak doors that lead to the principal bedroom, bedroom three, and the family bathroom.



## PRINCIPAL BEDROOM

15'2" x 11'10" max

This principal bedroom features two windows that face the rear elevation and are equipped with radiators below. It also includes fitted double wardrobes with sliding doors, recessed downlights set within the ceiling, an access hatch to the loft with folding wooden ladders, and a rail sliding oak door that opens to the ensuite shower room.



## ENSUITE SHOWER ROOM

7'3" x 6'0"

The en-suite shower room has been fitted with a contemporary suite that includes a walk-in shower, complete with a thermostatic shower and a vanity unit. The unit features a dual flush low-level WC and a wash hand basin with a mixer tap. The walls are fully tiled, and a chrome heated towel rail is included for added comfort. The ceiling is set with recessed downlights, and an extractor fan ensures adequate ventilation.



## BEDROOM THREE

14'0" x 10'4"

The third bedroom boasts two skylights oriented towards the front elevation, a radiator, and a series of fitted wardrobes along a single wall. Within the ceiling, an exposed beam is present, along with another loft hatch that features a folding wooden ladder.



## BATHROOM

The bathroom has been equipped with a modern three-piece suite, consisting of a panel bath that features a dual-head shower and protective screen, a wash hand basin that is accompanied by a vanity unit and matching dual flush low level WC, as well as two heated towel rails. The walls are partially tiled and the ceiling features an exposed beam. The space is also equipped with recessed downlights and two skylights that are located on the rear elevation.



## EXTERNALLY

The property in question boasts a number of impressive features, including Golden gravel off-road parking and well-stocked shrub borders. A pattern concrete pathway leads to the front door, while Victorian style hanging lights and wooden double timber gates add to the property's charm. The gravel driveway continues to the rear of the property, where it provides access to the outbuildings. The property is situated on

a generous sized plot with a paved patio area and predominantly lawn gardens, punctuated by a scattering of plants and trees. A vegetable garden with sleeper raised planters is also present. Towards the rear of the property, an area with a gym and three wooden workshops with power and light can be found. Additionally, a timber shed with both single access door and double access door and four covered storage areas are available.



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### 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: D £2277

### MORTGAGE SERVICES

Town and Country Estate Agents Chester

Warrington Road, Mickle Trafford

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