

# Town & Country

Estate & Letting Agents

Wayside Court, Mickle Trafford

Auction Guide £425,000



In the highly regarded village of Mickle Trafford, this detached four-bedroom home offers comfort and convenience. The property features gas central heating, UPVC double glazing, and solar panels. The spacious interior comprises a living room, a sitting room, a dining room with a lift, a conservatory, and a well-appointed kitchen. The first-floor landing leads to four bedrooms and a generous four-piece bathroom suite. Externally, the property features a gravel driveway, single garage, and a private rear garden with paved patio areas and well-stocked borders. This property is available with no onward chain.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Located in a secluded part of a quiet cul-de-sac in the highly regarded village of Mickle Trafford, this detached four-bedroom home offers a blend of comfort and convenience. The property features gas central heating, UPVC double glazing, and the added benefit of solar panels. The spacious interior comprises an entrance hall, a living room, a sitting room, a dining room with a lift providing easy access to the first-floor principal bedroom (ideal for those with mobility concerns), a conservatory, and a well-appointed kitchen. The first-floor landing leads to four bedrooms and a generous four-piece bathroom suite. Externally, the property is approached via a gravel driveway that leads to a single garage, with gated side access to a well-tended, private rear garden. The garden features paved patio areas, a lawn, and well-stocked borders with plants and shrubs, all enclosed by timber fence panels. This property is available with the added advantage of no onward chain, making it an excellent opportunity for prospective buyers.



## 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 Grosvenor 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 Junction, take the 2nd exit onto A56, turn right onto Station Lane, turn left onto St Peters Way, turn left onto Wayside Court, turn right. Arrive: 18 Wayside Court, Mickle Trafford, Chester, UK.

## ENTRANCE HALL

The property is entered through a leaded double-glazed composite front door, opening into an entrance hall. This space features double doors leading to a storage cupboard that houses the consumer unit, battery, and controls for the solar panels.



## LIVING ROOM

17'9" x 14'4" max

The living room features a bay window facing the front elevation, complemented by a coved and textured ceiling. It is equipped with two radiators and a living flame gas fire set within a marble hearth, framed by an Adams-style surround.



## SITTING ROOM

12'5" x 9'2"

The sitting room features timber laminate flooring, a radiator, and stairs rising to the first-floor accommodation. There are doors leading to the kitchen and dining room, as well as UPVC double-glazed French doors that open to the conservatory.



## DINING ROOM

12'2" x 8'10"

The dining room features a door leading to the cloakroom WC, a window overlooking the rear elevation, and a radiator. In one corner, there is a glass-fronted lift that provides convenient access to the first-floor accommodation.



## CONSERVATORY

12'8" x 11'2"

The conservatory is constructed with a low brick wall and a UPVC double-glazed frame. It features French doors that open to the rear garden and has timber laminate flooring throughout, providing a bright and inviting space with a seamless connection to the outdoors.



## CLOAKROOM WC

5'4" x 3'3"

The cloakroom WC is installed with a low-level WC and a wash hand basin, complete with a tiled splashback, mirror, and glass shelf above. An opaque window faces the front elevation, providing natural light while maintaining privacy.



## KITCHEN

12'9" x 7'10"

The kitchen is fitted with an array of shaker-style wall, base, and drawer units, complemented by stainless steel handles. Light wood grain effect work surfaces house a spacious one and a half bowl sink unit with a single drainer and an adjustable mixer tap. The kitchen also features tiled splashbacks and integrated appliances, including a stainless steel four-ring gas hob with an extractor hood above, a double oven, dishwasher, and washing machine. The flooring is ceramic tiled, and a window faces the rear elevation, allowing natural light to fill the space. A UPVC double-glazed door opens to the side of the property, providing convenient access to the outdoors.

## FIRST FLOOR LANDING

The first-floor landing features a continuation of the banister and spindle balustrades from the sitting room, creating a cohesive and elegant design. It includes a built-in cupboard that houses a pressurized hot water cylinder, providing efficient hot water storage. Additionally, there is access to the loft, offering potential for extra storage or future expansion. A window to the side elevation allows natural light to brighten the landing area. Double louver doors open to a storage cupboard, providing additional space for linens or other essentials.



## PRINCIPAL BEDROOM

A double-aspect room filled with natural light from windows on two sides, featuring a radiator for warmth. In one corner of the room, the lift from the dining room emerges, seamlessly integrating modern accessibility with the room's design. This setup not only adds convenience but also enhances the room's functionality.



## BEDROOM TWO

9'7" x 8'6"

A spacious bedroom with two windows facing the front elevation, providing ample natural light and a view of the street. Below the windows, radiators offer warmth and comfort. The room features floor-to-ceiling wardrobes with sliding mirror-fronted doors, which enhance the sense of space and light while providing generous storage.



## BEDROOM THREE

9'2" x 8'9"

This bedroom is equipped with timber laminate flooring and features a built-in wardrobe for convenient storage. It benefits from two windows facing the rear elevation, allowing plenty of natural light to fill the room. Below the windows, a radiator.

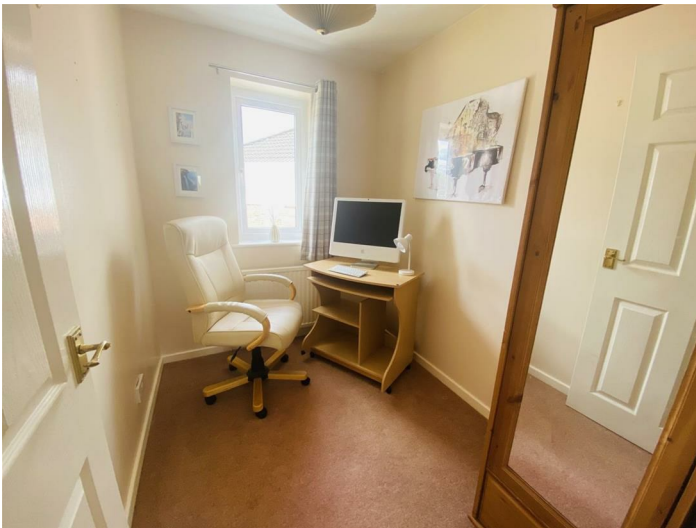


## BATHROOM SUITE

Installed with a contemporary white four-piece suite comprising a panel bath with mixer tap, a pedestal wash hand basin with mixer tap, a dual flush low-level WC, and a corner shower enclosure with a thermostatic shower and extractor fan above. The walls are fully tiled, and the floor is ceramic tiled. Features include a chrome heated towel rail, two opaque windows facing the rear and side elevations, and recessed downlights set within the ceiling.

## ADDENDUM

The property features Hive control for the central heating system. Additionally, it is equipped with fully owned solar panels, including a PV and battery system, which significantly reduces energy costs. The system also includes an iBoost, which utilizes excess solar energy to heat the water.



## BEDROOM FOUR

8'0" x 5'6"

The fourth bedroom, currently used as an office, features a window facing the front elevation, which provides natural light and a view of the front of the property. Below the window, there is a radiator for heating.



## EXTERNALLY

The property is approached via a gravel driveway leading to a single garage. A secure side gate provides access to the rear garden. Above the front door, there is a canopy, and a courtesy light is positioned alongside. The rear garden is accessed through the secure gate, featuring a large paved patio area that extends along the side and rear of the property. Steps lead down to a lawn surrounded by well-stocked borders with a variety of plants and shrubs, all enclosed by timber fencing. The garden is equipped with an outside water supply, power supply, and lighting. Additionally, there is a plastic storage shed located in a secluded corner of the garden.



## GARAGE

16'10" x 7'8"

The property includes a pitch-roof garage equipped with power and light. It features an electric roller garage door for convenient access, and a composite, leaded, double-glazed side access door.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: E £2783

## ARRANGE A VIEWING

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

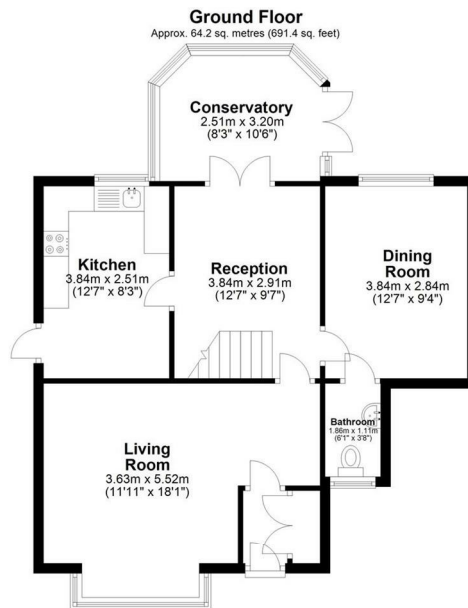
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## 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.

## 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. 117.3 sq. metres (1262.9 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>88</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	