

# Town & Country

Estate & Letting Agents

Weaver Grove, Mickle Trafford

Offers Over £380,000



This attractive four-bedroom family home features an inviting entrance hall, cloakroom/WC, a generous living room, separate dining room, and a stylish kitchen with cream gloss units. Upstairs are four well-sized bedrooms and a modern family bathroom. Outside, the property boasts a lawned front garden, ample off-road parking via a brick-block driveway, a carport, and a detached garage. The enclosed rear garden includes a lawn, patio, raised planters, and additional storage.

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## DESCRIPTION

Situated in the highly sought after village of Mickle Trafford, this delightful four-bed family home provides both spacious and well-balanced accommodation as well as excellent access to Chester city centre, Cheshire Oaks, major motorway links, and a wide range of everyday amenities and facilities. The property opens to an inviting entrances hall and a convenient cloakroom/WC which leads to a generously proportioned living room, a separate dining room, and a well-appointed kitchen fitted with gloss cream walls, base and drawer units. Upstairs, the first-floor accommodation provides access to four well-sized bedrooms and a stylish, modern family bathroom suite. Externally, the property enjoys a lawned front garden with mature shrub and planted borders. A brick-block driveway offers ample off-road parking and leads to a carport and detached garage. Timber side access opens into the enclosed rear garden, which features a continuation of the brick-block paving forming a pathway and patio area. The rear garden also includes a lawn, sleeper-raised planters, and a useful storage area to the side of the 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.

## ENTRANCE HALL

13'10" x 6'6"

The property is entered through a UPVC double-glazed front door which opens to an entrance hall with woodgrain effect laminate flooring, a radiator, an

opaque window to the side elevation and open staircase with spindle balustrades off rising to the first-floor accommodation. Partially glazed stripped pine doors open to the living room, dining room, kitchen and cloakroom / WC.



## CLOAKROOM / WC

4'5" x 4'3"

Featuring a built-in cloaks cupboard, finished with tiled flooring and partially tiled walls, complemented by a chrome heated towel rail. A high-level opaque side window allows for natural light, while the space is fitted with a dual flush low-level WC and a pedestal wash hand basin.



## DINING ROOM

11'6" x 8'8"

With wood grain effect laminate flooring, a radiator and a UPVC double glazed patio door which opens to the rear gardens brick block patio area.



## KITCHEN

11'6" x 9'4"

The kitchen is stylishly appointed with a range of

contemporary gloss-fronted wall, base, and drawer units, complimented by sleek stainless-steel handles and granite work surfaces housing a stainless steel one-and-a-half bowl sink unit with a mixer tap. High-quality integrated appliances include a stainless-steel oven, induction hob with a stainless steel and glass canopy extractor above, fridge freezer, washing machine, and dishwasher. The space is finished with, tiled flooring, recessed ceiling downlights, a rear-facing window, and a UPVC double-glazed door providing access to the garden.



## LIVING ROOM

18'8" x 10'10"

Continuing with the woodgrain effect laminate flooring, this spacious living room features two radiators, a marble hearth and Adam style surround fireplace with an electric fire installed. With one window facing the side elevation, two windows facing and additional bow window facing the front elevation.

## FIRST FLOOR LANDING

Having access to the loft via a hatch and a retractable ladder. A built-in storage cupboard housing the Worcester gas combination boiler and doors off open to the bathroom and to all four bedrooms.



## BATHROOM

7'2" x 5'2"

This beautiful bathroom features a stylish suite, including a roll-top bath with classic claw feet and a dual-head thermostatic shower with a protective glass screen above. A modern vanity unit incorporates a dual flush low-level WC and a wash hand basin with a mixer tap. The floor is fully tiled, with partially tiled walls and an anthracite heated towel rail adding both practicality and contemporary flair. Additional features include recessed

ceiling downlights, an extractor fan, and a high-level opaque window to the side elevation for natural light and privacy.



## BEDROOM THREE

10'8" x 8'4"

With wood grain effect laminate flooring, a window facing the rear elevation with a radiator below.

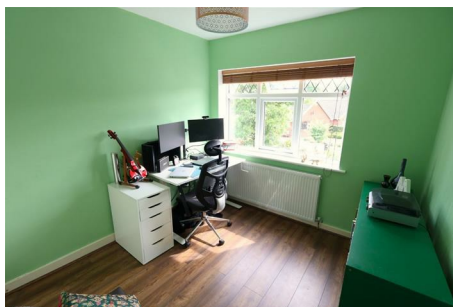
block paved storage area to the side of the property, also equipped with lighting. The main garden is predominantly laid to lawn and includes a mature tree, with raised sleeper planters adding a charming touch.



## BEDROOM ONE

15'3" x 9'7"

Having a window facing the rear elevation with a radiator below and recessed downlights which are set within the ceiling.



## BEDROOM FOUR

8'5" x 8'4"

With a built-in and wardrobe/cupboard, wood grain effect laminate flooring and a window facing the front elevation with a radiator below.

## GARAGE

17'7" x 8'

Accessed from the front through and up and over garage door, having power and light and a UPVC double glazed side access door from the rear garden.



## BEDROOM TWO

11'2" x 9'7"

A double aspect with windows facing both fronts and side elevations having a radiator and a deep built-in storage cupboard above the stairs.



## EXTERNALLY

To the front of the property is a neatly lawned garden with well-maintained shrub and planted borders. A brick block driveway runs along the left-hand side, providing off-road parking and leading to a covered carport, all enhanced by external lighting. Timber gated access opens to the rear garden. At the rear, a further timber gate leads to a landscaped garden featuring brick block patio areas and pathways. There is an additional brick

## DIRECTIONS

From Lower Bridge Street, head north and turn right onto Pepper Street (A5268), continuing to follow the A5268 onto Foregate Street and then St Oswalds Way. At the roundabout, take the second exit onto Hoole Way (A56). Continue straight through Hoole Roundabout and Hoole Island Junction, staying on the A56. Turn left onto Dee Road, then left again onto Gowry Road, and finally turn left onto Weaver Grove, where the destination will be on the left.

## SERVICES TO PROPERTY

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

TENURE: Freehold

COUNCIL TAX: E

## 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.

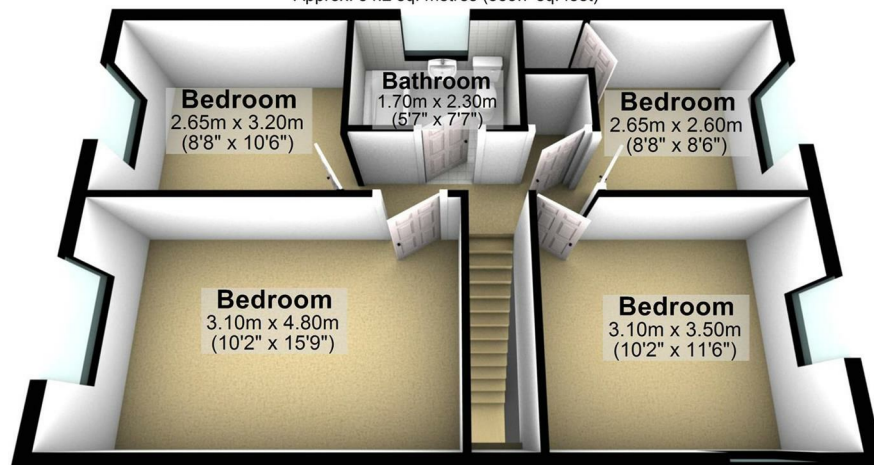
## MORTGAGE SERVICES

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.

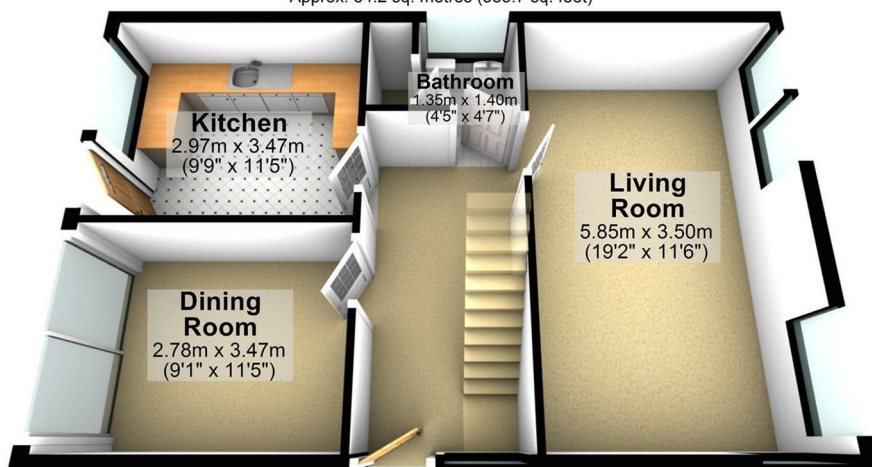
## First Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



## Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



Total area: approx. 108.5 sq. metres (1167.4 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 68                      | 80        |
| <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.