

# Town & Country

Estate & Letting Agents

Cedars Close, Mickle Trafford

£250,000



This three bedroom semi detached home located within the desirable village of Mickle Trafford, offering adaptable accommodation having the added benefit of a downstairs cloaks, modern kitchen and bathroom, gardens and a designated parking area. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

Situated in a modern gated cul-de-sac within this highly sought-after village, this well-presented three-bedroom semi-detached home offers comfortable and contemporary living with excellent access to Chester and major motorway links. The property features a brick-block driveway with gated side access, a welcoming entrance hall with cloakroom WC, a bright living room, and a modern kitchen/dining room with patio doors opening onto an enclosed rear garden laid mainly to lawn with a paved seating area. To the first floor are three bedrooms, including a main bedroom with fitted wardrobes, and a modern family bathroom. Further benefits include gas central heating, UPVC double glazing, and a convenient location close to local amenities.



## LOCATION

This property enjoys a peaceful semi-rural setting while being just a short drive from Chester. Local amenities include pubs, and countryside walks, with a wider choice of shops, cafés, and leisure facilities in Chester city centre and Broughton Shopping Park. The area is well served by Mickle Trafford Village School and nearby secondary schools, and benefits from excellent road links via the A56, A55, M53, and M56, as well as Chester railway station with services to major cities.

## DIRECTIONS

From Town & Country Estate and Lettings Agents on Lower Bridge Street, Chester, follow the A5268 around the city centre,

continuing onto St Oswalds Way. At the roundabout take the second exit onto Hoole Way (A56) and continue through Hoole, remaining on the A56. At Hoole Island Junction, take the second exit to stay on the A56 towards Helsby and Frodsham. Turn right onto Plemstall Lane, then take the third right into Cedars Close, where the property will be found

## STORM PORCH

A quarry-tiled storm porch with front-facing window and external light. The main entrance door is double-glazed with a woodgrain effect finish.

## ENTRANCE HALL

Featuring Karndean flooring and an open throughway to the living room. A door provides access to the cloakroom WC.



## CLOAKROOM W/C

Fitted with a dual-flush low-level WC and pedestal wash hand basin, with radiator and ceiling-mounted extractor fan.



## LIVING ROOM

13'3 x 15'11 max

With continuation of the Karndean

flooring, a front-facing window, radiator, staircase rising to the first-floor accommodation, and a door opening into the kitchen/dining room.



## KITCHEN/ DINING ROOM

9'4 x 15'11

Fitted with wood-grain effect laminate flooring, radiator, rear-facing window, and patio doors opening onto the rear garden. The kitchen area comprises a range of modern wall, base, and drawer units with stainless-steel handles and complementary work surfaces incorporating a stainless-steel one-and-a-half bowl sink with mixer tap. Integrated appliances include a stainless-steel oven, hob, and extractor hood, with space and plumbing for both a washing machine and dishwasher. A wall-mounted Ideal Logic gas combination boiler is also housed within the kitchen.

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A generously sized under-stairs cupboard provides excellent additional storage within the kitchen-diner.

## LANDING

With loft access, radiator, built-in over-stairs storage cupboard, and doors leading to all three bedrooms and the family bathroom.



## BATHROOM

5'6 x 6'6

Installed with a modern three-piece white suite comprising a panelled bath with thermostatic shower and protective screen, dual-flush low-level WC, and pedestal wash hand basin. The walls are partially tiled, with radiator, opaque front-facing window, and ceiling-mounted extractor fan.



## BEDROOM ONE

11'6 x 9'1

Featuring a fitted double wardrobe with sliding mirrored doors, front-facing window, and radiator.



## BEDROOM TWO

11'1 x 8'6

Rear-facing window with radiator beneath.



## BEDROOM THREE

7'7 x 7'1

Rear-facing window with radiator below.

## EXTERNALLY

Forming part of a modern gated cul-de-sac, this attractive three-bedroom semi-detached property benefits from a brick-block driveway running along the left-hand side of the house, providing off-road parking and leading to timber-gated access to the rear garden. The front garden is laid to lawn with a paved pathway leading to the open storm porch.



## REAR GARDEN

The enclosed rear garden is predominantly laid to lawn with a paved patio area and pathway, external water supply, and outside light, all enclosed by timber fence panels.

## SERVICES TO PROPERTY

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

Council Tax: Band C

Tenure: Leasehold

Service charge:

£242.84 per annum.

## 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

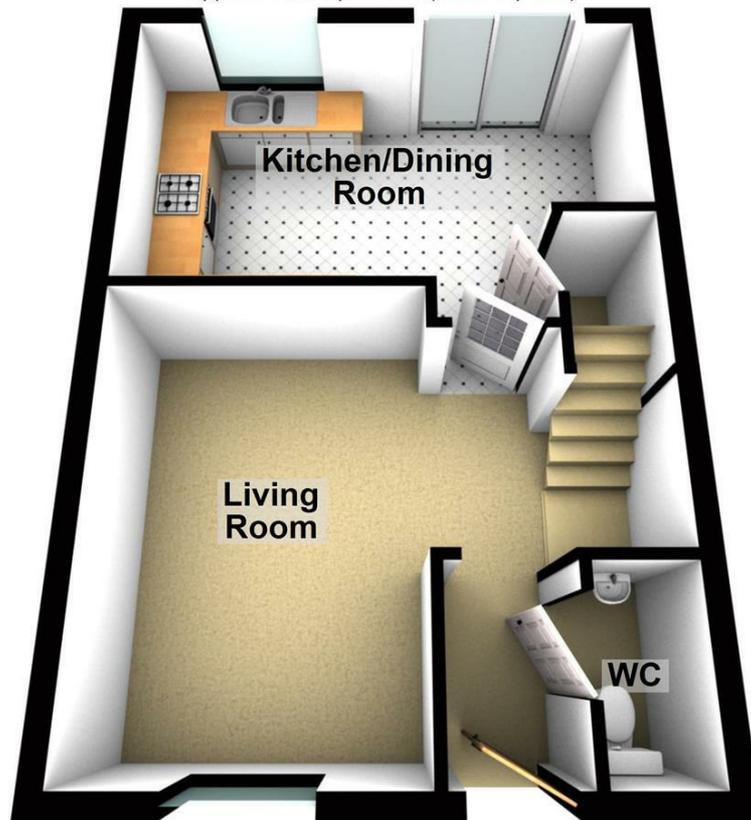
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.**

**Ground Floor**

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 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) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	