Town & Country
Estate & Letting Agents

St. Peters Way, Mickle Trafford £550,000

This spacious four-bedroom detached family home is nestled in the charming village of Mickle Trafford, having the benefit of gas central heating and double glazing. The property offers adaptable accommodation, including three reception rooms, a conservatory, utility room and a large family kitchen, externally there are mature gardens, a single garage and ample off-road parking. Viewing is essential to appreciate this wonderful family home.

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DESCRIPTION

This impressive detached family home offers spacious and versatile accommodation throughout. The welcoming entrance hall leads into a generous living room with feature gas fire and conservatory overlooking the rear garden, alongside a separate sitting room with French doors opening outside. The stylish kitchen features granite work surfaces, a Quooker tap and integrated appliances, while the extended dining room enjoys a bright sloping ceiling with skylights and a useful adjoining utility room. To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with extensive fitted wardrobes and en-suite, together with a modern family shower room. Externally, the property offers ample off-road parking, an electric vehicle charging point, single garage and a beautifully established rear garden with paved and decked seating areas, pergola and outdoor pizza oven. All benefiting from UPVC windows.

LOCATION

Situated within the popular village of Mickle Trafford, the property enjoys a peaceful residential setting while remaining conveniently positioned for Chester city centre and the surrounding areas. The village offers a range of local amenities, including a convenience store, village pub and community facilities, with further shopping, dining and leisure options available in nearby Chester. Excellent road links provide easy access to the A56, M56 and wider motorway network, while nearby railway stations offer convenient connections to Chester, Manchester and beyond. The area is also well served by local schools and bus routes, making this an appealing location for families and commuters alike.

DIRECTIONS

From our Chester branch, head north towards Grosvenor Street and turn right onto Pepper Street, continuing onto the A5268. Follow signs for the A56 and continue straight onto St Oswalds Way. At the roundabout, take the second exit onto Hoole Way/A56. Continue along the A56, taking the second exit at Hoole Roundabout and again at Hoole Island Junction. Continue along the A56 before turning right onto Station Lane. Turn left onto St Peters Way, where the property can be found on the right-hand side.

ENTRANCE HALL

An inviting entrance hall with glazed doors opening to the living room and sitting room, two built-in storage/cloaks cupboards, a radiator, a door opening to the cloakroom WC and stairs rising to the first-floor accommodation.

SITTING ROOM

16'7" x 12'6"

The sitting room features woodgrain-effect laminate flooring, a vertical column-style radiator either side of the uPVC double-glazed French doors, which open onto the rear garden's paved patio area. There are recessed downlights set within the ceiling, glazed double doors opening to the kitchen and a glazed single door opening to the dining room.

KITCHEN

12'0" x 11'7"

The kitchen is fitted with an array of wall, base and drawer units, complemented by a display cabinet, chrome heated towel rail and granite work surfaces housing a stainless-steel one-and-a-half-bowl sink unit with mixer tap, along with a Quooker instant hot water tap. Integrated within the units is a single oven with warming drawer below, microwave oven and grill, induction hob with sloping extractor hood above and dishwasher. The floor is ceramic tiled, with a window overlooking the front elevation, radiator and recessed downlights set within the ceiling.

DINING ROOM

18'3" x 7'8"

Featuring a continuation of the woodgrain-effect laminate flooring from the sitting room, the dining room has a window overlooking the rear elevation, two radiators and two skylights set within the sloping ceiling. A door opens to the utility room.

UTILITY ROOM

8'3" x 7'5"

The utility room is fitted with gloss wall, base and drawer units, complemented by stainless-steel handles and woodgrain-effect work surfaces housing a stainless-steel single-drainer sink unit with mixer tap. There is space and plumbing for a washing machine, together with a radiator, recessed downlights and extractor fan.

LIVING ROOM

16'6" x 10'7"

The living room features woodgrain-effect laminate flooring flowing through from the entrance hall, a vertical column-style radiator, window overlooking the front elevation and a living-flame gas fire with marble hearth and Adam-style surround. Glazed double doors open to the conservatory.

CONSERVATORY

14'7" x 10'3"

A uPVC double-glazed conservatory set upon a low brick wall, with two electric wall heaters and uPVC double-glazed French doors opening onto the rear garden.

FIRST-FLOOR LANDING

The first-floor landing provides access to the loft space via a hatch with retractable ladder, together with a rear-facing window, radiator and doors opening to the shower room and all four bedrooms, the principal bedroom benefiting from en-suite facilities.

PRINCIPAL BEDROOM

21'3" x 9'5" max

Measurement incorporates the entrance hall and en-suite. The entrance door opens into a hallway with fitted shelving to a recess, a door opening to a wardrobe and further doors providing access to the en-suite and main bedroom.

The main bedroom features woodgrain-effect laminate flooring, a window overlooking the front elevation with radiator below and a range of fitted pine wardrobes and drawers running along one wall.

The en-suite is generously proportioned and features an oversized shower enclosure with thermostatic shower, vanity unit incorporating a low-level WC and wash hand basin, woodgrain-effect laminate flooring and tiled walls. There is also a radiator, opaque window to the side elevation and extractor fan.

SHOWER ROOM

6'2" x 6'6"

A beautifully appointed shower room comprising a shower enclosure with thermostatic shower, concealed-cistern

dual-flush low-level WC and wall-mounted wash hand basin with mixer tap. A further cabinet below and a hidden cistern Saniflo low level WC. The floor is finished with woodgrain-effect laminate flooring, while the walls are fully tiled. Further features include a chrome heated towel rail, opaque window, mirror-fronted medicine cabinet and recessed downlights set within the ceiling.

BEDROOM TWO

12'8" x 7'5"

With a window overlooking the rear elevation and radiator below.

BEDROOM THREE

8'5" x 10'6"

With a window overlooking the rear elevation and radiator below.

BEDROOM FOUR

10'6" x 8'0"

With a window overlooking the front elevation and radiator below.

EXTERNALLY

To the front of the property is patterned concrete off-road parking for several vehicles, together with an electric vehicle charging point, outside lighting and access to the garage. The single garage is accessed via an up-and-over door and benefits from power and lighting, while also housing the wall-mounted gas boiler.

The rear garden features a paved patio area, complemented by a raised decked patio with pergola. The garden is predominantly laid to lawn, with a variety of shrubs and plants to the borders, together with an outside pizza oven. Gated side access is enclosed by fence panels and benefits from an outside tap and lighting. The garden also presents an exciting opportunity to extend the property further, with planning permission already granted for a substantial two-storey extension.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council tax band: E
Tenure: Freehold

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

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No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

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The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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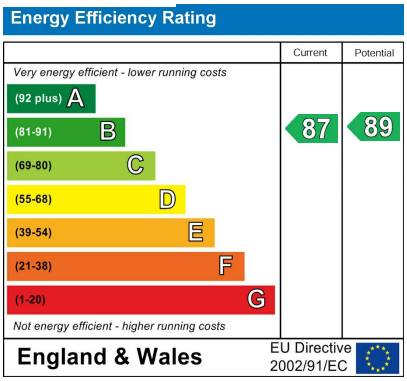
Total area: approx. 166.3 sq. metres (1789.6 sq. feet)



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