



## 6 HURLESTONE CLOSE, CHESTER

£385,000

- EXTENDED DETACHED FAMILY HOME WITH CORNER PLOT POSITION
- GORGEOUS REAR GARDEN WITH PRIVATE ASPECT
- THREE RECEPTION ROOMS
- DRIVEWAY PARKING FOR 3 VEHICLES PLUS INTEGRAL GARAGE
- UTILITY ROOM AND DOWNSTAIRS WC
- EXTENDED KITCHEN TO OFFER A FANTASTIC ENTERTAINING SPACE



## 6 HURLESTONE CLOSE, CHESTER, CH2 4DX



Nestled in the corner of a charming and peaceful cul-de-sac, the location of this property is a major selling point in itself. Combine this with its extensive living space, thanks to a full-width extension at the rear, and it quickly becomes clear that this is a fantastic opportunity! Situated in the semi-rural village of Mickle Trafford, the location offers the best of both worlds-open countryside and scenic walks, yet with local amenities just a short distance away and the city only a 15-minute drive.

Upon entering, you are welcomed by a hallway with stairs leading to the first floor and doors providing access to the living accommodation. The lounge is generously sized and benefits from a large bay window to the front elevation. The open-plan layout to the dining area at the rear creates a wonderful space for family living and entertaining, while an internal door leads to the third reception room within the extension. This room offers fantastic versatility, whether used as a playroom, snug, or home office. The kitchen/dining room is an excellent size, featuring a comprehensive range of wall and base units, integrated appliances, and space for an American-style fridge/freezer. A separate

utility room leads off, providing space for white goods, an external door to the side elevation, and an internal door leading to the downstairs WC.

On the first floor, the landing provides access to the four bedrooms, the bathroom, and a large built-in storage cupboard. Each bedroom is generously proportioned, with the principal bedroom benefiting from an en-suite, complete with a shower and wash basin. The family bathroom includes a bath with an overhead shower, a WC, and a wash basin, complemented by tiled walls and flooring.

Externally, this property is truly delightful! Set back in the corner of Hurlestone Close, there is a driveway providing ample off-road parking for three cars, leading to the integral single garage. To the right-hand side, there is a spacious area ideal for discreetly storing recycling bins, along with additional outdoor storage for garden tools and furniture, with further potential space for bicycles. A pedestrian gate provides access to the rear garden, which extends across the back and side of the property. The garden is superb in size, featuring a patio seating area and enjoying a completely private aspect.



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**Council Tax Band:** E

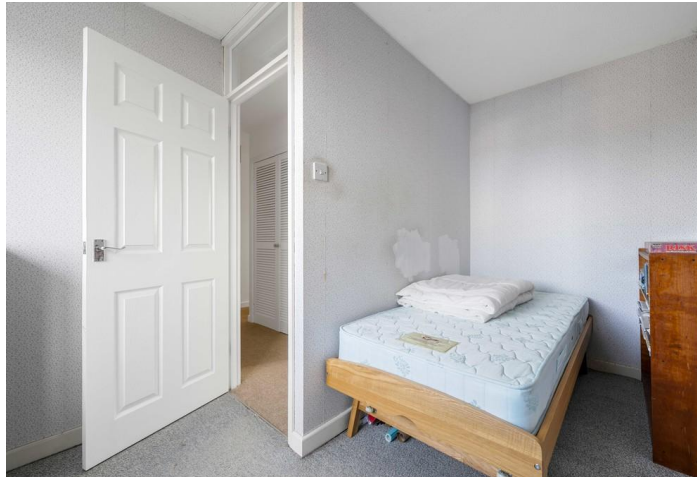
**Local Authority:** Cheshire West and Chester Council

**Tenure:** Freehold

**Service Charge (per annum):**

**Ground Rent (per annum):**

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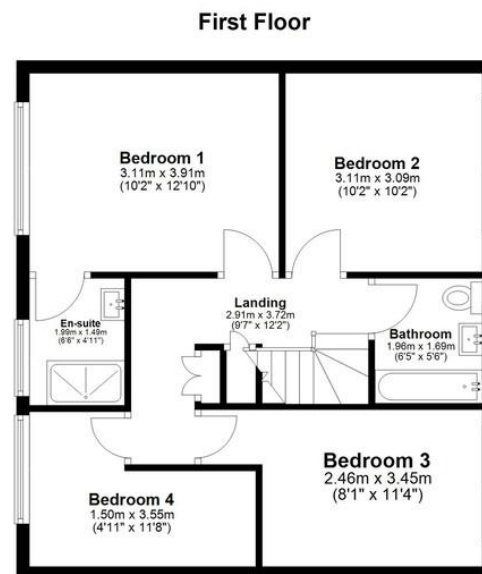
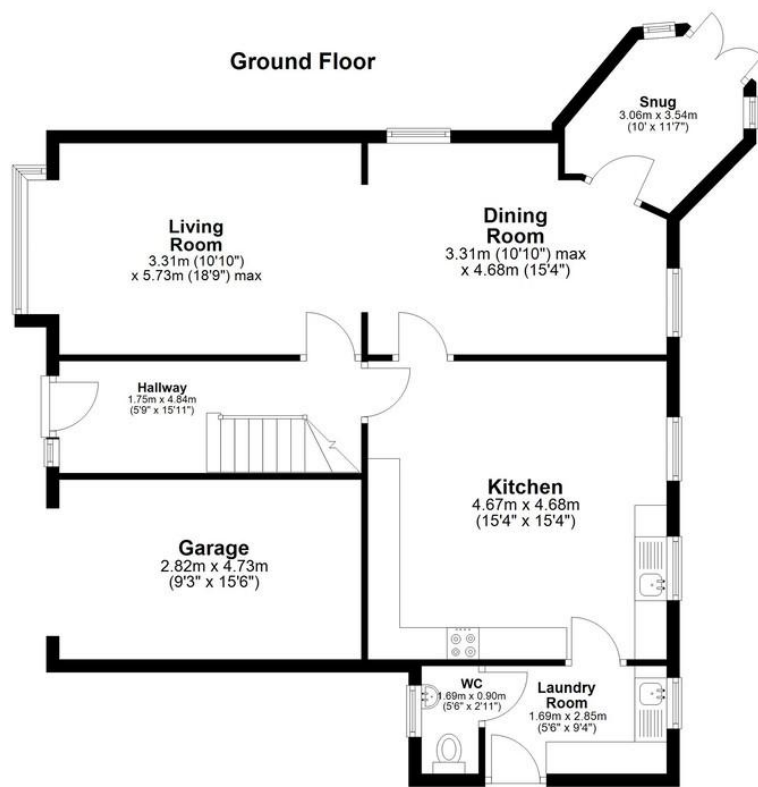
**Total Floor Area:**  
1,369 sq ft / 127 sq m

**Viewings:**  
By prior appointment with the agent



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements