



WAYSIDE COURT, MICKLE TRAFFORD, CHESTER

£340,000

- SOUTH FACING GARDEN
- DETACHED GARAGE
- MODERN INTERIOR
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES
- BAY FRONTED



WAYSIDE COURT, MICKLE TRAFFORD, CHESTER

3
BED

1
BATH

1
RECEPTION

Nestled within a quiet cul-de-sac, this stunning three-bedroom semi-detached property is ideally situated in the desirable village of Mickle Trafford, just over four miles from Chester city centre. Offering contemporary accommodation throughout, the home combines modern living with a sought-after location.

Mickle Trafford is located to the northeast of Chester and is only a 15-minute drive from the city centre. The area is easily accessible and boasts an enviable position within walking distance of a primary school rated "good" by Ofsted, along with other excellent local amenities. It also offers convenient access to the M53 and M56 motorways.

The property is set back from the road, approached via a lawned front garden and a driveway with space for two vehicles. Upon entering through the front door, you are welcomed into a spacious living room, which includes a coat cupboard next to the entrance. The room features a large bay window and leads through to a kitchen-diner, which flows into a bright and airy conservatory with French doors opening out to the garden. The kitchen is fitted with cream shaker-style wall and base units, wood-effect worktops, and spaces for appliances.

A spindled staircase leads to the first floor, where the master bedroom is located at the front of the property, complete with large fitted wardrobes. The second bedroom is a generously sized double that overlooks the garden, while the third bedroom is a single room, ideal as a home office. These bedrooms are served by a three-piece family bathroom suite with tiled walls, comprising a bath with a shower overhead, a WC, and a sink.

Externally, the property boasts a large south-facing garden, featuring a smaller patio area accessible from the conservatory. There is also a detached garage with an up-and-over door, as well as a garden shed for additional storage.



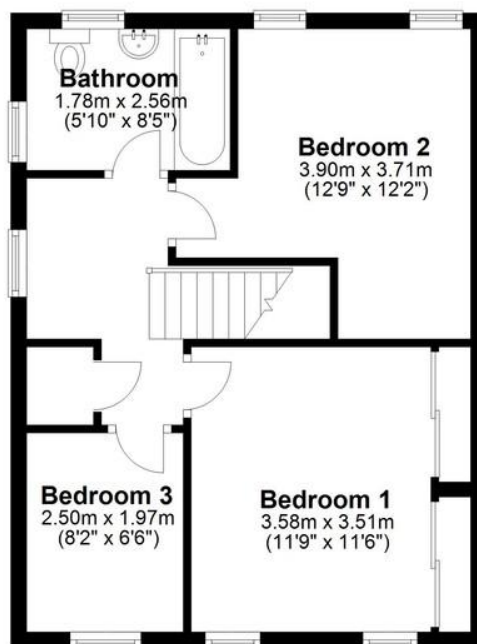




Ground Floor



First Floor



TOTAL FLOOR AREA

1,045 sq ft / 97 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hooles
Chester
Cheshire
CH2 3AY

01244 886 636
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk