

HUMPHREYS

ESTATE & LETTING AGENTS



12 STATION LANE, MICKLE TRAFFORD,
CHESTER, CH2 4EH

£700,000

4 BEDS | 3 BATHS | 3 LIVING

SALES

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A fully remodelled four/five bedroom detached property with high quality fittings throughout as well as stunning south facing garden and garage.

COMMENT FROM HUMPHREYS

It is crucial in estate agency to get a buzz about what you do and for high quality property to be a source of inspiration. The minute I arrived at this unique and special property, I got a great feeling. Accordingly, it is with a mixture of pride and excitement that Humphreys introduce to the market this unique property, nestled on a commanding plot on one of the area's most highly regarded and sought after addresses.

Let me highlight five key points about this property.

The first is the fantastic layout and designs. This property has been skillfully extended, remodelled and fully renovated during our clients ownership. The end results are stunning and immediately obvious.

The second is the dedication of the vendors, who have invested not just considerable capital into this project, but also their hearts and souls into every single aspect of the build process.

The third is just how spacious the property is, a real boon for growing families to spread into.



The fourth is the level of finish. Whether it be the beautiful tiles, the luxurious carpets, the fabulous feature windows, superb bathrooms, or extra large patio area, those with an eye for detail and quality are sure to be impressed. I also love the fact that the open plan kitchen / living area form a focal point.

Fifth and no means least is the location. With easy access to both Chester as well as Liverpool and Manchester it really could not be better placed.

Rooms - with dimensions are found on the floorplan.

Council Tax Band E

We believe the property to be Freehold

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Humphreys of Chester.













Ground Floor

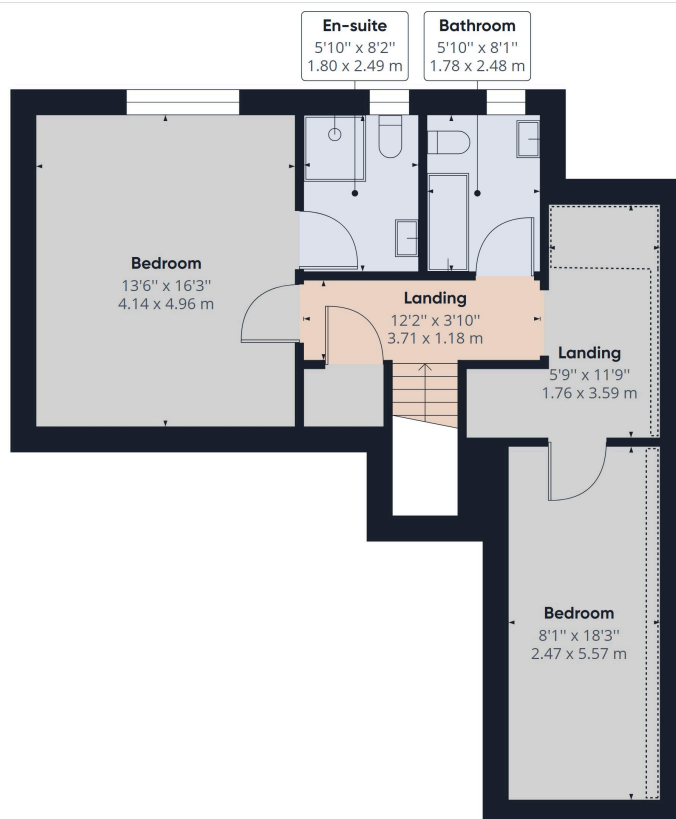
Approximate total area⁽¹⁾

1126.85 ft²
104.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾

615.78 ft²
57.21 m²

Reduced headroom

34.86 ft²
3.24 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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