



44 York Drive

Mickle Trafford, Chester, CH32 4DS

MINCHIN FELLOWS

ESTATE & LETTING AGENTS

44 York Drive | £230,000

DESCRIPTION

Viewing is recommended to appreciate this deceptive and well presented semi-detached house in the popular residential location of Mickle Trafford. The property benefits from gas central heating and double glazed windows and briefly comprises entrance porch, lounge/diner with conservatory leading off and kitchen with modern white units. On the first floor there are 3 good size bedrooms, bathroom with white suite and separate w/c. Externally there are gardens to the front and rear and a driveway provides off-road parking and access to the garage.

LOCATION

Situated in the popular village of Mickle Trafford, the property is well positioned for access to the nearby City of Chester, which offers a wide range of facilities, including an excellent number of shops and other recreational amenities. The village itself boasts a post office/general store, a renowned village primary school and public house. It is also excellently positioned for access to the National motorway network, being minutes drive from the M53 motorway.

DIRECTIONS

Proceed from Chester on the Hoole Road, in the direction of the M53 motorway. At the Hoole Road roundabout continue straight across and then at the motorway roundabout take the second exit towards Helsby. Once in Mickle Trafford take the second left into Dee Road and follow this road around to The Street. Continue until York Drive is seen on the left-hand side. NO CHAIN.

ENTRANCE VESTIBULE

Upvc panelled entrance door with frosted, leaded inset glazed unit. Ceiling light point. Cloaks hanging space. White panelled internal door with brushed chrome handle opening into the living room.

LIVING ROOM

3.27m x 6.50m (10'9 x 21'4) Upvc double glazed window to the front elevation. Contemporary wall mounted living flame remote control gas fire with inset limestone surround. Coved ceiling and two ceiling light points. Courtesy wall up-lighters. Flush brushed stainless steel light switches. Power points. White spindled staircase to first floor accommodation. Television aerial point. Opening through to the dining area.

DINING AREA

2.41m x 3.96m (7'11 x 13'0) Coved ceiling and two ceiling light points. Double panelled radiator. Upvc double glazed sliding patio doors opening into the rear conservatory. Flush stainless steel light switches. Power points. White panelled door with brushed stainless steel handle opening into the kitchen. Opening into the kitchen.

KITCHEN

3.27m x 2.23m (10'9 x 7'4) With a comprehensive arrangement of newly appointed contemporary base and wall mounted white polished units with chrome handles. Corian style work surface with inset square stainless steel wash basin and drainer with brushed stainless steel swan-neck mixer tap over. Marble tiling to the work surface area with flush stainless steel switches and power points. Integrated Neff dishwasher, microwave and Hotpoint electric oven and grill with induction hob and Neff stainless steel extractor over. Integrated Zanussi fridge freezer and

plinth heater. Ceiling light point. Upvc double glazed window to the rear elevation. Frosted upvc door leading out to rear garden.

CONSERVATORY

2.92m x 3.88m (9'7 x 12'9) Of brick base construction with upvc double glazed windows with top openers and polycarbonate roof over. Central ceiling light and fan point. Wooden flooring. Wall mounted electric heater. Power points. French doors opening onto the rear landscaped garden.

FIRST FLOOR LANDING

Large open space with access to loft which is part boarded and accessed by a pull-down ladder. Coved ceiling and ceiling light point. Doors leading into bedrooms, bathroom and separate wc. Large walk-in airing cupboard with space for dryer and having fitted shelving, cloaks hanging and courtesy light point.

BEDROOM 1

2.94m x 4.34m (9'8 x 14'3) This fabulous room is set off by the comprehensive arrangement of fitted bedroom furniture to include wardrobes, vanity unit with recessed mirror and pull-out drawers, bedside tables with shelving and further over-bed storage. Single panel radiator. Television aerial point. Power points. Coved ceiling and ceiling light point.

BEDROOM 2

2.79m x 2.41m (9'2 x 7'11) Upvc double glazed window to the rear elevation. Single panel radiator. Built-in wardrobe, one of the doors to which is mirrored, with



radiator.

BATHROOM

Fresh white suite comprising Heritage panelled bath with chrome fittings and electric shower over and pedestal wash hand basin. Wall mounted chrome towel rail. Recessed chrome lighting. Lined Oak Aqualok laminate flooring. Frosted upvc double glazed window to the rear elevation.

both hanging and fitted shelving internally. Coved ceiling and ceiling light point. Television aerial point.

BEDROOM 3

2.46m x 3.15m (8'1 x 10'4) Upvc double glazed window to the front elevation. Single panel radiator. Built-in bedroom furniture and office furniture incorporating wardrobes with sliding mirrored doors, with both hanging and fitted shelving internally, desk area space with pull-out keyboard drawer, further side drawers and cabinets over. Coved ceiling and ceiling light point. Single panel





WC

With low-level wc. Coved ceiling and ceiling light point. Lined Oak Aqualok laminate flooring. Frosted upvc double glazed window to the rear elevation.

OUTSIDE

The property has pvc fascia, soffits and guttering and is approached by a briquette driveway providing ample off-road parking and leads to an integral single garage with up-and-over door. With box hedgerow screening to both elevations with planted border area. A panelled gate leads onto the side elevation which in turn provides access to the landscaped rear garden. The garden is a particular selling feature having been landscaped by our current Vendors to include an octagonal paved patio seating area with gravelled areas and raised planted borders leading onto a further sleeper edged area with water feature. There is a hard standing area for garden shed. The garden is fully secluded with a combination of panelled fencing and hedgerow screening. Outside lighting and cold water supply.

TENURE – Freehold

SERVICES – Mains gas, electric and water

LOCAL AUTHORITY – Cheshire West and Chester Council

COUNCIL TAX BAND – C

TOTAL FLOOR AREA – 84 m²







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