

HUMPHREYS

ESTATE & LETTING AGENTS



8 HOLLY CLOSE, MICKLE TRAFFORD,
CHESTER, CH2 4QY

£475,000

2 BEDS | 2 BATHS | 1 LIVING

SALES

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BRIEF DESCRIPTION

Set on a delightful plot, within the ever popular village of Mickle Trafford, an immaculately maintained two bedroom detached bungalow, with great sized living room, garage and both front and rear gardens.

8 Holly Close is a real delight, you immediately get a sense of space as you enter the property coupled with how you can't failed to be impressed by the condition of the property.

The bungalow itself is a two bedroom format, but as is the nature of bungalows, the layout is flexible. The main bedroom has a recently updated wet room en-suite and a main bathroom serves the other.

The kitchen sits open plan of a fantastic sized living space, this room can also host a dining area and enjoys views via the French doors of the garden.

The rear garden is an excellent size offering a sunny aspect with a patio area, lawn and enjoying a good degree of privacy. The garden would also remain a notable size if you were to extend the bungalow (subject to planning).

This home has a lovely atmosphere and is also very practical, with there being off road parking on the front driveway plus a single garage.



We feel that this is an excellent buying opportunity.

For a personal description of the property or to arrange a viewing, please contact our office.

LAYOUT AND DIMENSIONS

Please refer to the floorplan.

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.







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