

71 York Drive , Mickle  
Trafford

£325,000

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This deceptive semi detached home which has been superbly extended to the rear to provide a stunning open plan 19ft x over 17ft living/dining/kitchen with part vaulted ceilings "Velux" windows and a full width range of bifold doors providing vast natural light.

The ground floor accommodation has been skillfully remodelled to provide a further sitting room with glass and oak framed internal walls, study/gym, cloaks/w/c with a useful utility room off the open plan living/dining/kitchen which also benefits from a cast iron log burning stove.

To the first floor there are three good sized bedrooms and a main bathroom with a four piece modern suite.

The rear garden is well enclosed and easy to maintain and there is off road parking to the front whilst the property is within walking distance of a local shop and well regarded primary school.

#### FINER POINTS

- \* Full width rear extension with bifold doors on to the rear garden
- \* Living/Dining/Kitchen with vaulted ceilings, log burning stove, central island/breakfast bar with granite tops







- \* Three good sized first floor bedrooms with a large walk in wardrobe to bedroom one
- \* Utility room and ground floor cloakroom w/c
- \* Further sitting room and separate study/office
- \* Finished to a high standard throughout
- \* Combination boiler serviced annually
- \* Off road parking to the front

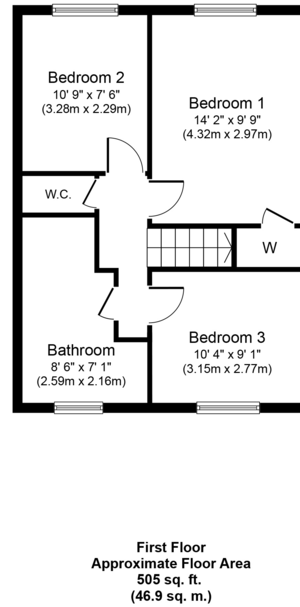
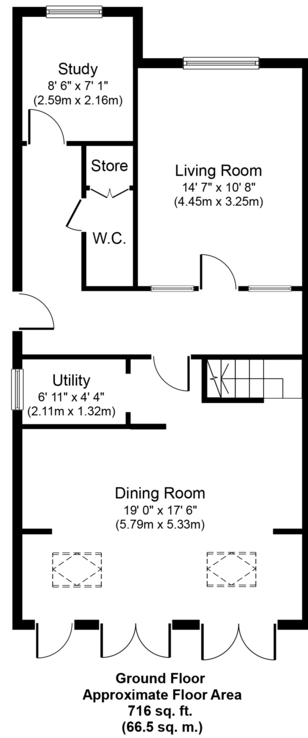
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**Tenure:** Freehold

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

**Council Tax:** Band C

**Viewings:** By appointment only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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