



**15 Dee Road, Mickle
Trafford**
OFFERS OVER
£525,000

CURRANS
homes



Standing opposite open countryside whilst being centrally situated in this popular Village within walking distance of a highly coveted primary school lies this well extended family home. Having been well extended to both the side and rear to provide a stunning sized L shaped dining kitchen with four first floor bedrooms with one en-suite plus a study. The accommodation which is well presented throughout comprises; entrance hall with a downstairs cloaks/w/c with a modern white suite, over 21ft living room with a dual aspect with patio doors opening onto the rear patio with pleasant views to the front, separate sitting room/playroom, large open plan L-shaped dining/living/kitchen with further patio doors onto the rear garden. The kitchen is extensively fitted with a range of cream laminate finished units with integrated "Bosh" cooker, hob, dishwasher with a further integrated fridge/freezer, further utility room off with access to the tandem length over 23ft long garage. To the first floor there are four bedrooms with a good sized master bedroom with fine views towards open countryside with bedroom two enjoying an en-suite shower room ideal for guests and bedroom three benefiting from large storage. In addition to the four bedrooms there is a further study/nursery and a main family bathroom with a modern white suite. Externally there is a large block paved driveway offering parking for several cars and the rear garden is a particular feature being south westerly facing





with plentiful sunshine throughout the day, superb privacy whilst being easy to maintain with a pleasant patio area and good sized lawn.

FINER POINTS

- * Great position on the edge of countryside whilst being in a great Village location
- * Gas central heating via "Worcester" central heating boiler with unvented mains pressure water
- * 23ft long garage with a roller door with a large block paved driveway
- * Four bedrooms plus a study/nursery
- * Large living room with newly installed coal effect gas fire
- * Separate playroom/sitting room
- * Large extended kitchen awash with natural light
- * Utility room, ground floor cloaks/w/c
- * Professionally installed burglar alarm

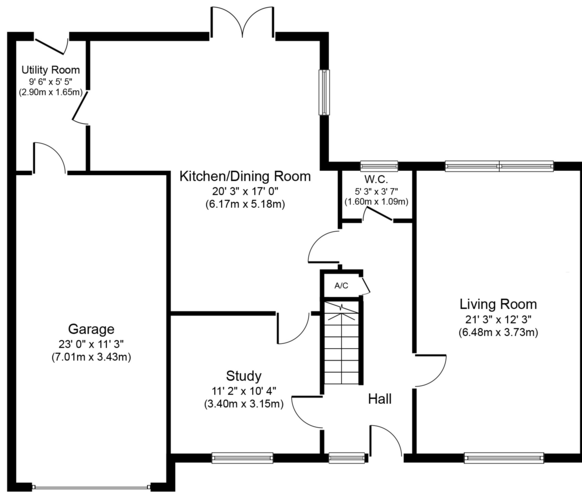
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

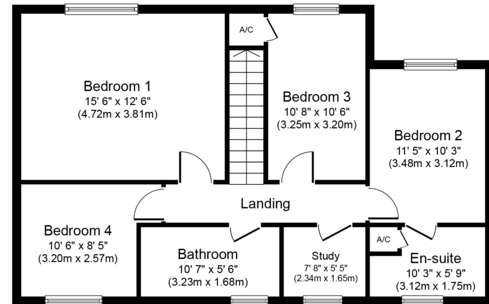
Local Authority: Cheshire West and Chester Council

Council Tax: Band E

Viewings: By appointment only



Ground Floor
Approximate Floor Area
1,141 sq. ft.
(106.0 sq. m.)



First Floor
Approximate Floor Area
699 sq. ft.
(65.0 sq. m.)

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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