

Cavendish

RESIDENTIAL

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Station Lane

Mickle Trafford,
Chester, Cheshire CH2 4EH

£850,000

*** LARGE PERIOD DETACHED RESIDENCE * FAR REACHING VIEWS TO THE REAR * HOST OF ORIGINAL FEATURES * DETACHED STUDIO/WORKSHOP *** An individually designed 1920's four bedroom detached property occupying an enviable position along Station Lane in the popular village of Mickle Trafford. The accommodation retains a wealth of original features and briefly comprises: entrance porch, large reception hallway with original wood block flooring and original oak staircase, breakfast kitchen, sitting room with rounded bay window and original wood block flooring and feature fireplace, drawing room with far reaching views and doors onto a large paved patio area, dining room with original cupboards built into the alcoves, utility room, WC, landing, principal bedroom with fitted bedroom furniture and en-suite bathroom, three further excellent sized bedrooms and family bathroom. Fairlawns occupies a large plot extending to approximately an acre. To the front of the property there is a sweeping gravelled driveway leading to a parking/turning area and a double garage.

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The gardens wrap around the property and are laid mainly to lawn with fully stocked borders and offer an excellent degree of privacy with far reaching views to the rear over the Cheshire countryside and towards Helsby Hill. The property benefits from a detached studio / workshop. If you are looking for a delightful family home in a popular village location then we would strongly urge you to view.

LOCATION

The property is situated in Mickle Trafford which is a popular residential location convenient for Chester and particularly the M53 motorway, which leads to the A55 North Wales trunk road.

The village has local amenities including a well regarded primary school (rated 'Outstanding' by Ofsted in 2009), a village hall and local shop/post office and the extensive amenities of Chester and surrounding areas are within travelling distance. Leisure facilities close at hand include numerous golf courses, a driving range and rugby club.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

PORCH

Double doors with obscured glass, ceiling light point, floor tiles and door through to the main Reception Hallway.

RECEPTION HALLWAY

Two ceiling light points, original wood block flooring, radiator, original picture and dado rails, original oak staircase rising to the first floor, telephone point, wall mounted alarm pad, alarm sensor, useful under stairs storage cupboard. Doors through to the Sitting Room, Dining Room, Kitchen Breakfast Room, Drawing Room and WC.



SITTING ROOM

5.08m x 3.58m (16'8" x 11'9")

UPVC double glazed rounded bay window and UPVC double glazed window overlooking the side, four wall lights, alarm sensor, radiator, smoke detector, original picture rail and original wood block flooring, aerial point, open fire with brick hearth and tiled mantel.



DINING ROOM

5.05m x 3.99m into bay (16'7" x 13'1" into bay)

With UPVC double glazed bay window overlooking the front, four wall lights, radiator, wood effect laminated flooring, original cupboards built into the alcove, open fire with brick hearth and tiled mantel. Doors through to the Kitchen Breakfast Room.



DRAWING ROOM

6.32m x 4.50m (20'9" x 14'9")

UPVC double glazed bay window with far reaching views across the Cheshire countryside and towards Helsby Hill and double doors onto a paved patio area, two radiator points, alarm sensor, two ceiling light points, aerial points, original wood block flooring, original picture rail, large open fireplace with granite hearth and wooden decorative surround.



DOWNSTAIRS WC

2.62m x 0.81m (8'7" x 2'8")

Window with obscured glass, low level WC, pedestal wash hand basin, wall lights, floor tiles, cream tubular ladder style radiator.

KITCHEN BREAKFAST ROOM

6.86m x 3.78m maximum (22'6" x 12'5" maximum)

Fitted with a range of solid mahogany wall and base units incorporating drawers with granite effect laminated worktops, tiling to worktop area. Inset 1½ bowl stainless steel sink unit with drainer and mixer tap. Spaces for electric hob with extractor above, space for dishwasher and tall fridge freezer. Recessed ceiling light point, alarm sensor, picture rail, radiator, aerial point and provisions for wall mounted television, floor tiles, window overlooking the rear, door to the garden. Door through to a useful storage cupboard, door through to the Utility Room/Boot Room.



UTILITY ROOM

4.67m x 2.44m (15'4" x 8')

Wall and base level units with laminated granite effect worktops, spaces for washing machine and dryer. Porthole window and window overlooking the front, recessed ceiling light point, radiator, floor tiles, door through to the garage and wall mounted Worcester 542/i gas boiler.

STORAGE CUPBOARDS

2.24m x 0.79m (7'4" x 2'7")

LANDING

5.36m x 2.21m (17'7" x 7'3")

Window overlooking the rear with window seat, ceiling light point, alarm sensor, smoke detector, radiator, coved ceiling, original double oak cupboard with shelving. Doors through to Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom and separate WC.

PRINCIPAL BEDROOM

4.57m x 4.50m (15' x 14'9")

UPVC bay window with far reaching views, ceiling light point, radiator, original picture rails, built-in bedroom furniture. Door through to the En-suite Bathroom.



EN-SUITE BATHROOM

4.50m x 2.49m into bay (14'9" x 8'2" into bay)

UPVC double glazed window with obscured glass, two ceiling light points, bath with gold taps, WC, pedestal wash hand basin, shower cubicle with Triton Entice shower, fully tiled walls with decorative border, vinyl flooring, radiator and gold heated towel rail.

BEDROOM TWO

5.08m x 3.58m (16'8" x 11'9")

UPVC double glazed rounded bay window and UPVC double glazed window overlooking the side, ceiling light point, radiator, wall mounted wash hand basin with storage cupboards beneath and chrome taps, chrome tubular towel rail, built-in four door wardrobes incorporating rails and shelves.





BEDROOM THREE

5.08m x 3.99m into bay (16'8" x 13'1" into bay)

UPVC bay window, ceiling light point, wall light, coved ceiling, radiator, original picture rail, wash hand basin with laminated worktop and storage cupboards beneath.



BEDROOM FOUR

3.02m x 2.57m (9'11" x 8'5")

Window overlooking the front, ceiling light point, radiator and original picture rail.

BATHROOM

2.06m x 2.26m (6'9" x 7'5")

A coloured suite comprising; bath with chrome taps and Triton T100E shower over and a glass shower screen, pedestal wash hand basin, shaver socket, radiator, tiled effect vinyl flooring with decorative border and window with obscured glass.

WC

2.29m x 0.84m (7'6" x 2'9")

Porthole window, low level WC, wall light and tile effect vinyl flooring.

OUTSIDE

Fairlawns occupies a large plot extending to approximately an acre. To the front of the property there is a sweeping gravel driveway with five bar wooden gate leading to a parking/turning area and double garage. The gardens to the front are principally laid to lawn with stocked borders, mature hedging and a variety of mature trees. To the right hand side of the property there is large paved patio area with far reaching views leading down to the rear garden. The rear garden is laid mainly to lawn with fully stocked borders and mature hedging and overlooks the open Cheshire countryside. The property has stabling consisting of two loose boxes and a tack room.





GARAGE

4.78m x 4.65m (15'8" x 15'3")

Strip light, power sockets, up and over garage door and window.

AGENT'S NOTES

- * Council Tax Band G - Cheshire West and Chester.
- * Tenure - understood to be Freehold.
- Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * The property has gas and electric 'smart meters'.
- * The property is protected by a burglar alarm system.

PINE LODGE

Pine Lodge is situated to the left hand side of the Fairlawns and is currently used as a studio / workshop. The accommodation which is fully plastered and painted throughout and secured by a burglar alarm briefly comprises; Hallway (10' x 6'3"), Room One (20'9" x 13'8"), Room Two (10'9" x 13'7") Room Three (14'4" x 12'3") and Room Four (12'3" x 5'6")

The property was constructed in 2006. The loft is fully boarded with pull down ladder and loft light.



AWARD WINNING AGENT



LS/CC

DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway and at the Fountains Roundabout proceed straight across, passing the Northgate Arena on the left hand side. At the next roundabout take the first exit to Hoole and continue over the Hoole Bridge and along Hoole Road. At the main roundabout continue straight across and at the next roundabout with the M53 Motorway take the second exit onto the A56 towards Helsby and Mickle Trafford. On entering the village take the turning left just before the pedestrian lights into Station Lane. Continue along Station Lane under the railway bridge and the property will be found on the left hand side after a short distance.

VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/David.adams@cavendishrentals.co.uk



Total area: approx. 283.1 sq. metres (3047.3 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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