



The Copse
Mickle Trafford, Cheshire

THE COPSE



The Copse, Warrington Road,
Mickle Trafford, Cheshire CH2 4EB



A spacious detached bungalow in need of modernisation, situated in a convenient edge of village setting and subject to an Agricultural Occupancy Condition.

- Entrance hall
- Kitchen
- Sitting room
- Dining room
- 3 double bedrooms
- Bathroom with separate WC
- Additional WC
- Recessed rear entrance
- Detached garage
- Generous garden



Chester 01244 409660



chesteragency@fishergerman.co.uk



fishergerman.co.uk



The property would benefit from a scheme of renovation

Situation

The Copse is situated in a convenient location on the edge of the village of Mickle Trafford. The neighbouring villages of Helsby and Hoole offer an array of general stores, medical centres, restaurants, boutique shops and public houses. The locality also offers some wonderful recreational opportunities, including golf at Vicars Cross and Helsby Golf Clubs, as well as Hoole Lawn Tennis Club and the Manley Mere Sail Sports and Adventure Trail.

The area is well-served with schooling, including Mickle Trafford Village School, Guilden Sutton C of E Primary School and Upton by Chester High School.

Mickle Trafford is well-placed for commuting to the commercial centres of the North West by road, and both Crewe and Chester Railway Stations provide direct services to London Euston within 1.5 and 2 hours respectively.

The property

The Copse would benefit from a scheme of renovation, offering potential to extend, subject to the necessary planning consents, and is subject to an Agricultural Occupancy Condition, restricting the occupancy of the dwelling to a person who is principally employed, or was last employed, in agriculture in the local area only.

The accommodation

The Copse is a substantial bungalow built circa 1970 of brick construction under tile roofing and having UPVC double-glazing. The property is approached over a private driveway (subject to a right of way).

A recessed entranceway gives way to the front door with glazed side light, in turn opening into a spacious reception hall. To the front of the property is a well-proportioned and light lounge, with provision for a wood-burning stove on a slate surround, and has access through a glazed door into the garden.

At the heart of the house is a generous kitchen, enjoying views into the rear garden; fitted with a basic range of cabinets, including an oil-fired AGA, single stainless-steel drainer sink, plumbing for laundry appliances, and quarry tiled flooring. A doorway leads into a utility room with a further door leading to the rear covered porch and external store. Occupying the western side of the property are three double bedrooms served by a family bathroom and separate WC.

Outside

The Copse sits behind natural hedging and is surrounded by paving and gravel. The private driveway (subject to a right of way) leads to a detached garage. The garden running to the east of the house is laid to lawn with a brick-built barbeque/raised planter and a handful of small trees, bordered by a panel fencing backdrop.

Services

Mains electricity, water and drainage. Oil-fired AGA.

Fixtures and fittings

All fixtures and fittings, furniture, carpets, curtains, lighting, garden ornaments and statuary are excluded from the sale. Some may be available by separate negotiation.

Tenure

The property is offered freehold with vacant possession upon completion. Subject to an Agricultural Occupancy Condition.

Easements, wayleaves and rights of way

The property is sold subject to all existing easements, wayleaves and rights of way whether specified or not within these particulars.

Directions

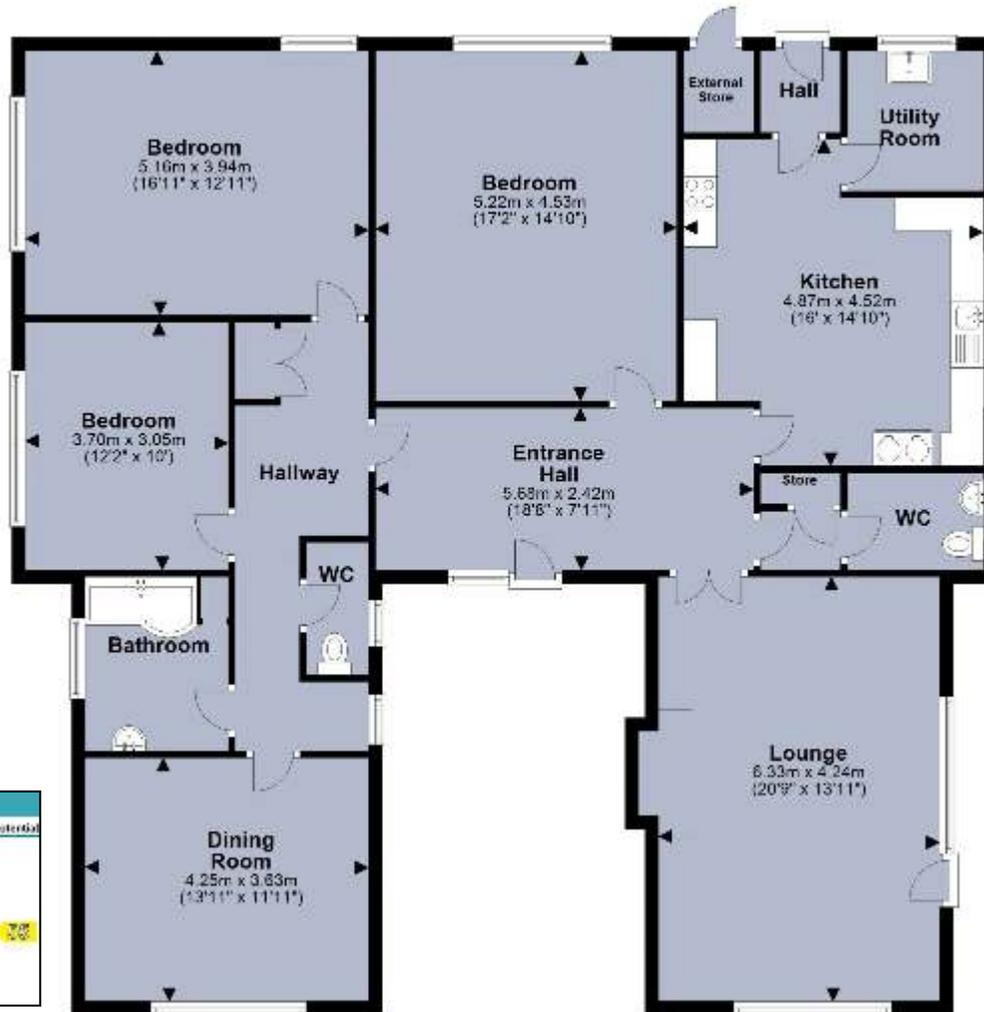
From Chester follow the A56 towards Helsby. On passing through the village of Mickle Trafford, the property will be seen on your right-hand side, after Plemstall Lane, by way of a white wooden gated entrance driveway after approximately 200m.



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Ground Floor

Approx. 188.1 sq. metres (1,799.4 sq. feet)



Approximate Travel Distances

- Locations**
- Dunham on the Hill - 2.5 miles
 - Chester - 4 miles
 - Liverpool - 20 miles
 - Manchester - 36 miles

- Nearest station**
- Chester - 4 miles

- Nearest Airport**
- Liverpool John Lennon - 20 miles

Viewings

Strictly by appointment through the selling agent Fisher German LLP. T: 01244 409660; E: chesteragency@fishergerman.co.uk

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