

# Town & Country

Estate & Letting Agents

South Avenue, Hoole

No Onward Chain £200,000



A spacious bay fronted Victorian mid terraced house, located within the highly desirable suburb of Hoole and situated within walking distance of Chester train station and Chester city centre.

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TEL: 01244 403900

## DESCRIPTION

This period property is an ideal purchase for anyone wanting to make a home within the Hoole area. Having the benefit of gas central heating the spacious accommodation comprises of an entrance hall, living room, dining room and kitchen. The first-floor landing has three bedrooms and a family bathroom off. Externally to the front of the property is timber gate opening to a paved pathway with a lawn with walled enclosure. The enclosed rear courtyard has outbuildings and a rear gated access.



## LOCATION

Hoole is one of Chester's most sought after suburbs and demand for the area is at an all-time high. There is so much to offer just within the immediate locality from boutique shops to bars and award-winning restaurants. Chester City centre is within walking distance where there is a wider range of shopping and leisure facilities. Hoole's character and charm comes from a great deal of Victorian style properties, most of which have been sympathetically upgraded and restored to provide a modern blend of tradition and style. Now known as 'Notting Hoole'... The name says it all. For travel the property is within a mile or so of the M53 motorway and Chester Station is within walking distance for travel both to London and the other major cities across the Northwest. Could

we get anymore central? Location is everything!

## DIRECTIONS

From the Chester Branch, head north on Lower Bridge St towards Pepper Street/A5268. Turn right onto Pepper Street/A5268. Continue to follow A5268. Slight left onto St Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56. Turn left onto Ermine Road. Turn left onto South Avenue the property will be located on the left.

## ENTRANCE HALL

The property is accessed through a composite double glazed front door, which opens to an entrance hall with a radiator, stairs rising to the first floor accommodation and an internal door opening to the dining room.



## LIVING ROOM

15'0 x 10' 10"

With a bay window to the front, radiator, and an open through way to the dining room. .



## DINING ROOM

13'0 x 11'5

With a window to the rear elevation and radiator.



## KITCHEN

14'0 x 8'0

Having a ceramic tiled floor, and under stairs, storage cupboard, radiator, Windows, the side, and rear elevation, a UPVC double glazed back door opens to the rear garden and, a wall mounted Baxi combination boiler. The kitchen is fitted with a range of wall base and drawer units, display cabinets, complimented by stainless steel handles and work surfaces, housing, a stainless steel, one and a half bowl sink unit with a mixer tap and tiled splashback's.

## FIRST FLOOR LANDING

Having a banister with spindle balustrades with doors off, opening to all three bedrooms and the bathroom.





## BEDROOM ONE

14'0" x 6"12

Having two windows to the front elevation and a radiator.



## BEDROOM TWO

12'7" x 9'6

Having a fitted wall unit, window to the rear elevation and a radiator.



## BEDROOM THREE

8'4" x 7'6

With a window to the rear elevation, radiator.



## BATHROOM

5'10" x 5'8".

Installed with a white suite comprising a panelled bath with a thermostatic shower over, low-level WC, pedestal, wash hand basin, partially tiled walls, radiator, opaque window to the side elevation, along with a ceramic tiled floor.



## EXTERNALLY

Externally to the front of the property is timber gate opening to paved pathway and a lawn and garden walls. To the rear of the property is an enclosed courtyard with outbuilding and rear gated access.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: B £1603 per annum

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

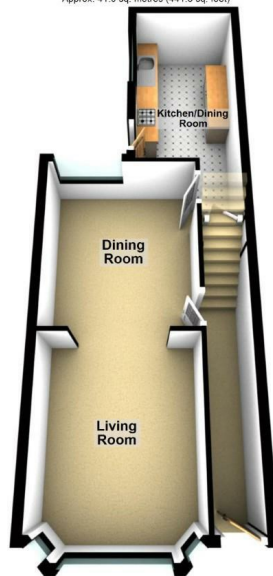
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Ground Floor

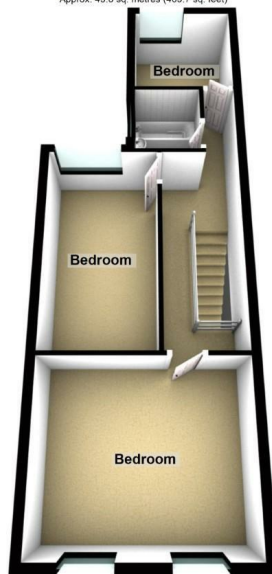
Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)

### First Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	