

Town & Country

Estate & Letting Agents

Linden Grove, Hoole

£289,950



The three-bedroom house is in excellent condition and features gas central heating and UPVC double glazing throughout. The property comprises an entrance hall, a bright and airy living room with a feature fireplace, and a kitchen/dining room fitted with modern wall, base, and drawer units. Externally, there is off road parking and a southerly facing garden. This property is a must-see, so please schedule a viewing to fully appreciate all it has to offer.

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DESCRIPTION

This charming property is located in a popular Chester suburb, and it occupies a generously-sized corner plot. The three-bedroom house is in excellent condition and features gas central heating and UPVC double glazing throughout. The property comprises an entrance hall, a bright and airy living room with a feature fireplace, and a kitchen/dining room fitted with modern wall, base, and drawer units. On the first floor, you'll find a landing that provides access to all three bedrooms (one of which is currently used as a dressing room) as well as a bathroom and separate WC. Outside, the property boasts a well-maintained lawn, brick-blocked off-road parking, an enclosed rear garden with outbuildings, and a lovely south-west facing aspect. This property is a must-see, so please schedule a viewing to fully appreciate all it has to offer.



LOCATION

Hoole has fast become one of Chester's most sought after suburbs and demand for the area high. There is so much to offer just within the immediate locality from boutique shops to bars and award winning restaurants. The City centre is within walking distance offering a wider range of shopping and leisure facilities. Hoole's character and charm comes from a great deal of Victorian style properties. 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 North West. 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, continue straight onto St Oswalds Way/A5268, at the roundabout, take

the 2nd exit onto Hoole Way/A56, turn right onto Park Drive, turn left onto Bellard Drive, turn left onto Linden Grove. The destination will be on the left.

ENTRANCE HALL

11'5" x 5'8"

The property is entered through a UPVC double glazed front door, which opens to reveal a Karndean flooring and an anthracite column style radiator. A staircase leading to the first-floor accommodation, complete with a cloaks/storage area below. An open thoroughway connects the kitchen diner, while a glazed door leads to the living room.



LIVING ROOM

13'7" x 12'4"

The living room features woodgrain effect, laminate flooring, windows to front and side elevations with fitted plantation shutters. An anthracite column style radiator and benefitting from a living flame, gas fire, with a granite hearth, set with a cast fireplace.



KITCHEN/DINER

18'6" x 10'5"

Installed with an array of attractive, contemporary wall, base and drawer units, with ample marble effect. The work surface space houses a resin, one and a half bowl sink unit with mixer tap. Integrated appliances

include a gas hob, with extractor hood above, a stainless steel oven, full length fridge and freezer and benefitting from plumbing and space for a washing machine and dryer. Karndean flooring, and anthracite column style radiator, with recessed downlights set within the ceiling, two windows facing the rear elevation, along with an opaque window, facing the rear of the property and a UPVC double glazed back door off.



FIRST FLOOR LANDING

Having doors off opening, to all three bedrooms and to the bathroom and separate WC.



BEDROOM ONE

15'9" x 10'1"

The first bedroom benefits from windows to front and side elevations within integrated plantation shutters, an anthracite column style radiator, a built in floor to ceiling store cupboard. This room also features an ornamental cast-iron fireplace.



BEDROOM TWO

14'5" x 8'1" max

The second bedroom features exposed floorboards, two windows facing the rear elevation and anthracite column style radiator.

BEDROOM THREE

11'6" x 7'4"

An L shaped room currently utilised as a walk-in dressing room, with fitted floor to ceiling wardrobes along one wall, with mirrored sliding doors, two deep built in cupboards, utilising the bulkhead space over the stairs. The window is to the front elevation with integrated plantation shutters and an anthracite column radiator below.



BATHROOM

The bathroom is installed with a contemporary white suite, comprising a panelled bath, with a black mixer tap and handheld shower extension. A pedestal, wash hand basin, partially panelled walling, chrome heated radiator and an opaque window facing the rear elevation. There is also access to the loft.



SEPARATE WC

Installed with a dual flush low level WC, along with fully tiled walls and an opaque window facing the rear elevation.



OUTBUILDING ONE

4'7" x 2'4"

OUTBUILDING TWO/WORKSHOP

7'10" x 5'6"

having a single glazed window facing the rear garden

There is also a high-level outside storage cupboard with further storage space below.



EXTERNALLY

Situated with a general size plot laid to lawn with borders, well stocked with a variety of plants and shrubs and brick block. Off-road parking suitable for two good size vehicles with

a shared pathway, leading to the front door with a canopy porch and courtesy light to the side. A shared passageway leads to the rear. Low maintenance rear garden being predominantly paved with wood woodchip and shrub borders, enjoying a sunny south Westley facing aspect and enclosed by combination of brick walling and fence panels. There is an external water supply and light and access to outbuildings.

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.

SERVICES TO PROPERTY

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

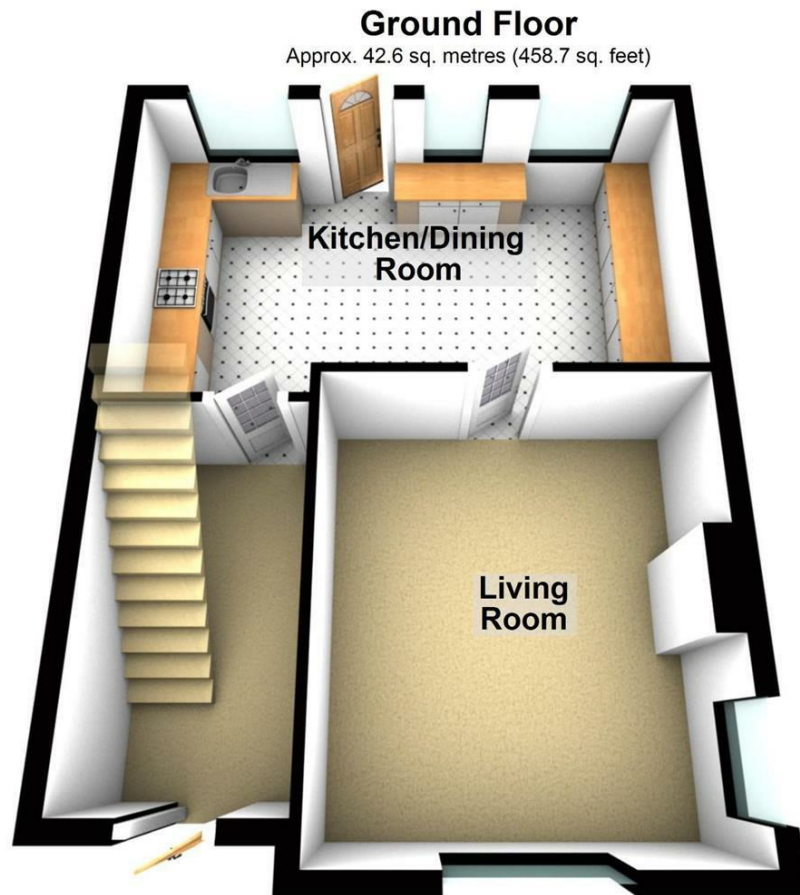
Tenure: Freehold

Council Tax Band: B £1771

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.



Total area: approx. 88.8 sq. metres (956.0 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 most 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	