

# Town & Country

Estate & Letting Agents

Woodlands Drive, Hoole

Offers In The Region Of £350,000



Located in this ever-desirable suburb of Chester, this 1930s three-bedroom semi-detached home requires modernisation and refurbishment throughout. Offering a huge amount of potential to any prospective purchaser looking to enhance a property to their own requirements. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

Located within one of Chester's most desirable areas, offering an abundance of character and charm, this traditional 1930's period semi-detached home has the benefit of gas central heating and partial double glazing. Offering any prospective purchaser the opportunity to modernise and improve the current accommodation to provide a definitive family living space. The internal accommodation comprises, an entrance hall, downstairs W.C, living room, dining room, a breakfast room, and kitchen. Leading off the first floor is a shower room and three bedrooms. A stone pathway and tarmac driveway leads to the front door, in front of the property is a low maintenance golden gravel and shrub front garden. A driveway continues to the side of the property leading to a detached garage. Timber gated side access leads to a predominantly lawned private rear garden, surround by fence panels and woodland beyond the border.



## LOCATION

Hoole has fast become one of Chester's most sought after suburbs and demand for the area is 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 Street 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 left onto Ermine Road, turn right onto Woodlands Drive. The destination will be on the left.

## ENTRANCE HALL

13'2" x 6'5"

The property is entered through a timber panel arched and glazed front door that leads to an entrance hall. The entrance hall features a radiator, an opaque window on the side elevation, stairs that rise to the first floor accommodation, a WC located below and a glazed door that opens to the dining room.



## DINING ROOM

12'0" x 11'4"

The dining room features a display internal window to the kitchen, a partially panelled wall with a slate fireplace and an open through way to the living room.



## LIVING ROOM

11'8" x 11'6"

The living room benefits from a bay window facing the front elevation, with a radiator below.



## BREAKFAST ROOM

8'6" x 6'2"

The breakfast room features a window facing the side elevation, a panel ceiling, fitted base and wall cabinets.



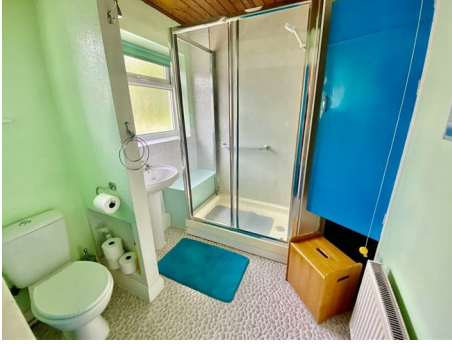
## KITCHEN

19'1" x 5'3"

The kitchen is equipped with a variety of wall, base, and drawer units. There is ample work surface space that accommodates a stainless steel single drainer sink unit with a tiled splashback. In addition, there is ample space for a cooker with an extractor hood above, as well as space and plumbing for a washing machine and dishwasher. The kitchen also features a radiator, timber framed double glazed windows to the rear inside elevations, a skylight, and an aluminum double glazed back door.

## FIRST FLOOR LANDING

The first floor landing provides access to the shower room and all three bedrooms. A window to the side elevation, with an continuation of the the entrance hall's banister and spindle balustrades.



## SHOWER ROOM

6'10" x 6'8"

The shower room has a double shower enclosure with an electric shower, a low-level dual flush WC, a pedestal wash hand basin, a radiator, and a built-in cupboard that contains the gas combination boiler. Partially tiled walls, a panel ceiling, and a PVC double glaze window to the side elevation along with a small single glazed timber frame window also to the side elevation.



## BEDROOM ONE

11'0" x 12'10"

Fitted with a range of wardrobes with sliding doors and mirror inserts, radiator and a bay window window facing the front elevation.



## BEDROOM TWO

10'9" x 10'0"

With the window facing the rear elevation, radiator and fitted with a range of wardrobes and a luggage cupboard canopy.

## BEDROOM THREE

7'8" x 7'4"

With a built in wardrobe with luggage cupboard above, along with a window facing the front elevation with a radiator below.



## EXTERNALLY

To the front of the property is a small golden gravel garden with a shrub border. A tarmac driveway providing front off-road parking, continuing along the side of the property leading to a detached garage. Timber side access, leads into the private lawned rear garden, having a greenhouse and woodland beyond the rear boundary. An external water supply and light.

## GARAGE

A prefabricated garage with up and over door and side access door.

## 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.

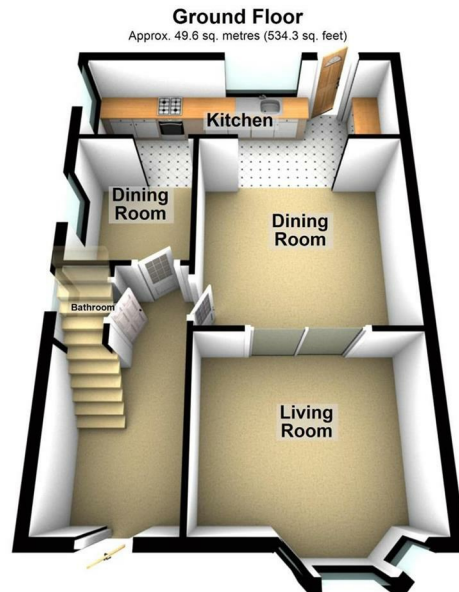
Tenure: Freehold

Council Tax Band: C £2024

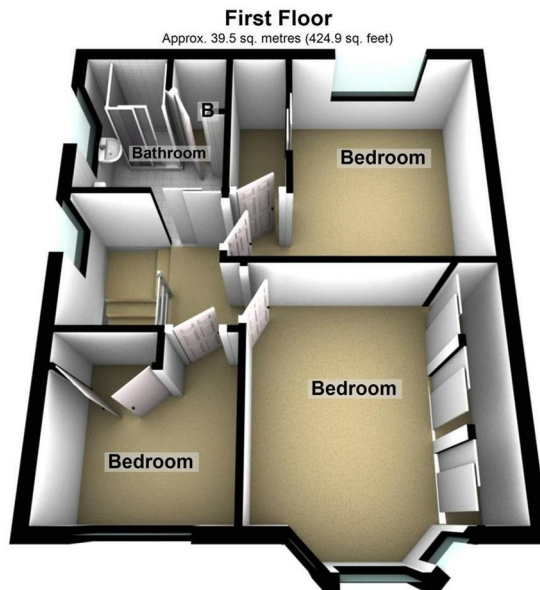
## MORTGAGE SERVICES

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. 89.1 sq. metres (959.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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	