

# Town & Country

Estate & Letting Agents

Hoole Road, Hoole

£330,000



This three bedroom semi-detached property on Hoole Road in Chester offers a prime location, particularly for those looking to live near Chester city center while enjoying the vibrant community of Hoole with the opportunity to put their own stamp on the property. This property also benefits from no onward chain.

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## DESCRIPTION

Situated off one of Chester's main thoroughfares in the highly desirable suburb of Hoole, this three-bedroom semi-detached property with gas central heating and double glazing features a light and spacious internal accommodation comprising an inviting entrance hall with a cloakroom WC, living room, dining room, kitchen/breakfast room and conservatory and a first-floor landing offering access to all three bedrooms to a shower room and separate WC. Externally to the front of the property is brick block off-road parking with well-stocked shrub borders and a carport to the side leading to a predominantly southerly facing garden again well stocked with shrubs, laid to lawn with brick block paved and golden gravel patio area. This property is available with no onward chain.



## LOCATION

Hoole is one of Chester's most sought-after suburbs and demand for the area is high. There is much to offer 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 originate from the vast amount of Victorian-style properties, most of which have been sympathetically upgraded and restored to provide a modern blend of tradition and style. Known as 'Notting Hoole'... The name says it all. For travel, the property is convenient for links to the national motorway network and walking distance of Chester Railway Station.

## DIRECTIONS

From our Chester branch: Head north on Lower Bridge Street, towards Grosvenor Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, continue straight onto St. Oswalds Way/A526, at the roundabout, take the second exit onto Hoole Way/A56, the property will be located on the right hand side and identified by our For Sale Board.



## ENTRANCE HALL

15' 1 x 7' 6

The property is entered through a leaded double-glazed UPVC front door which opens to parquet flooring, a radiator, picture rail, an opaque window facing the side elevation and doors off opening to the living room, dining room, kitchen/breakfast room and cloakroom WC.

## CLOAKROOM W.C.

Installed with a dual flush low level WC and corner wash hand basin with an opaque window to the side elevation and partially tiled walls.



## LIVING ROOM

13' 7 x 11' 6

With a bay window facing the front elevation, a radiator, ceiling mouldings, picture rail and a living flame gas fire with feature surround.



## DINING ROOM

10' 8 x 12' 6

With a picture rail, radiator, ceiling mouldings and a patio door opening to the conservatory.



## KITCHEN/BREAKFAST ROOM

18' 6 x 8' 3

The kitchen is fitted with a range of wall base and draw units with work services housing a stainless steel single drainer sink unit with a mixer tap. The walls are partially tiled with a radiator, three windows space the side elevation one to the rear elevation, the space and plumbing for a washing machine, a floor-standing gas boiler along with space for a cooker and a double-glazed door opening to the conservatory.



## BREAKFAST AREA



## CONSERVATORY

9' 6 x 9' 0

Timber frame conservatory with low brick walls, a ceramic tiled floor and patio doors opening to the rear garden.

## FIRST FLOOR LANDING

With an opaque window facing the side elevation and doors off opening to all three bedrooms and to the shower room and separate WC.





## BEDROOM ONE

14'0 x 11'6

A bay window facing the front elevation with a radiator below and picture rail.



## BEDROOM TWO

11'7 x 12'5

Having a window facing the rear elevation with the radiator below and a picture rail.



## BEDROOM THREE

7'5 x 7'2

With a window facing the front elevation, a radiator below and a picture rail.



## SHOWER ROOM

6'3 x 7'5

Originally the bathroom, which has been removed and replaced with a corner shower enclosure with an electric shower, a pedestal wash basin mix, partially tiled walls, heated towel rail, airing cupboard and an opaque window facing elevation.



## SEPARATE W.C.

5'0 x 2'1

Installed with a low-level WC, fully tiled and an opaque window to the side elevation



## EXTERNALLY

To the front of the property, there is ample brick block off-road parking with well-stocked shrub borders, an external light and a carport to the side which leads to the rear garden. The rear garden enjoys a predominantly south-facing orientation, having a brick block patio area along with golden gravel and pavers and a central lawn again with well-stocked shrub borders with a greenhouse and a Timber shed all of which is enclosed by a series of timber fence panels. The rear of the property also benefits from an external light and water supply.



## REAR ASPECT

### SERVICES TO PROPERTY

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

Tenure: Free hold

Council tax band: D £2277

### 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

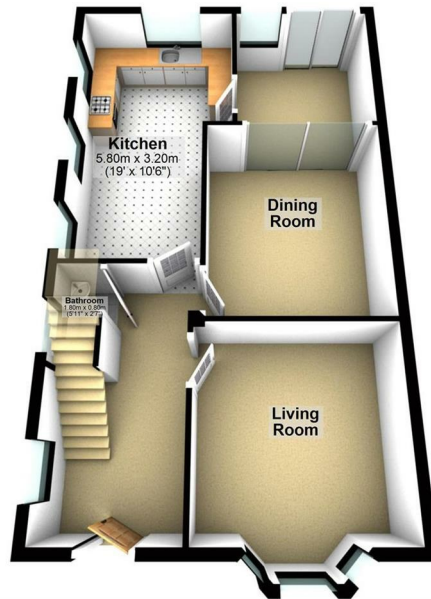
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

### MORTGAGE SERVICES

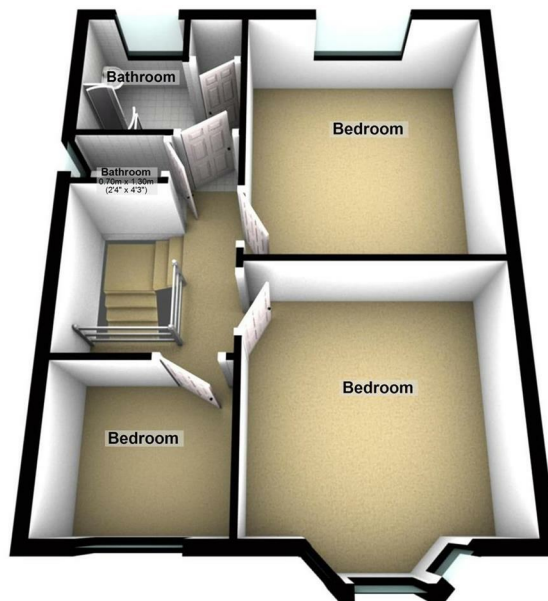
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building 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



First Floor



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>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	