

# Town & Country

Estate & Letting Agents

Chestnut Close, Hoole

No Onward Chain £299,950



A modernised and improved three-bedroom, semi-detached house located within the desirable suburb of Hoole. Offering adaptable family accommodation, with the advantage of a downstairs cloakroom, double glazed UPVC and gas central heating. Gated, off-road parking, with gardens to front and rear. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

Chestnut close provides a lovely semi-detached that has been tastefully modernised and improved to offer adaptable family living. The accommodation comprises of an entrance hall, a light and spacious living room featuring a marble hearth and Adam style surround (there is space for a living flame fire). Doors open to the stunning contemporary kitchen/dining area having French doors leading out to the rear garden. There is also a downstairs cloakroom fitted with a white suite. The first-floor landing has loft access, and access to the boiler, doors lead off to all bedrooms and the modern family bathroom. Externally having the advantage of off-road parking and a garden to the front. Side access leads to the rear garden predominantly lawed with the advantage of an outbuilding that can be utilised accordingly.



## LOCATION

The quiet cul-de-sac of Chestnut Close is situated in the highly sought after district of Hoole, offering excellent day-to-day amenities on Faulkner Street and Charles Street, having a variety of café bars and restaurants, public parks, a bowling green and tennis courts. Good local schooling is available for nursery, primary and secondary education and Chester city is within walking distance, as is the mainline railway station. Easy access is also enjoyed to M53 and A55 expressway is just over a mile away providing fast access to Manchester, Liverpool and North Wales.

## DIRECTIONS

From our office in Chester head south on Lower Bridge Street and take the 1st right onto Castle Street. At the roundabout, take the 2nd exit onto Nicholas Street and go through 1 roundabout. At the next roundabout, take the 1st exit onto Hoole Way and turn right onto Canadian Avenue. At the mini roundabout, take the 1st exit onto Hoole Lane and turn right onto Chestnut Close where the property will be on the right hand side.

## ENTRANCE HALL

The property is entered through a UPVC leaded double glazed front door having timber laminate flooring, a radiator, and stairs off rising to the first-floor accommodation. The door opens to the living room.



## LIVING ROOM

12'6" x 15'0

Continuing with laminate flooring from the entrance hall to the living room having a window to the front elevation, with a radiator below, space for a living flame gas fire, having a marble hearth and Adam style surround. The door opens to the kitchen/dining room.



## OPEN PLAN KITCHEN/DINER

18'6" x 15'6"

An impressively extended room hosting a range of attractive modern gloss white wall and base units with a matching

central island unit incorporating a breakfast bar. Ample work surface space houses a stainless steel in set single bowl sink unit with mixer tap. Integrated appliances include a stainless-steel oven hob and extractor fan along with a dishwasher and space and housing for a American style fridge freezer. A ceramic tiled floor, two radiators and two skylights along with recessed downlights. A window faces the rear elevation, and a UPVC opaque double-glazed door opens to the side elevation of the property. UPVC double glazed garage doors open to the rear garden.



## DOWNSTAIRS CLOAKROOM W.C.

The downstairs cloakroom houses a white, dual flush, low-level WC along with a wash basin vanity unit and a small opaque window to the side elevation.

## LANDING

Having a window to the side elevation, access to the loft and doors opening to all three bedrooms and the bathroom. A built-in cupboard houses the Baxi combination boiler.



## BEDROOM ONE

13'4" x 10'2"

Having timber flooring, window to the front elevation with a radiator below. Fitted with a range of wardrobes and a mirror inset door.



## BEDROOM TWO

9'6" x 10'5"

Also with timber flooring, a radiator and a window to the rear elevation.



## BEDROOM THREE

7'8" x 5'6"

Having a window to the front elevation and a radiator.



## BATHROOM

7'2" x 6'0"

Having a ceramic tiled floor, comprising of a 'P' shaped panelled bath with a thermostatic shower and curved protective screen above, a dual flush low level WC and wash hand basin, fully

tiled walls with chrome heated rail, recessed downlights set with a ceiling and an opaque window facing the rear elevation.



## OUTBUILDING

15'8" x 8'2"

Accessed through a UPVC double glazed door with a window to the side elevation, power and light.



## EXTERNALLY

Double gates open to a brick block driveway which extends through double timber gates to a car port with outside courtesy lighting and water supply. There is side access to the rear of the property which is predominately lawned with a shrubbed border.

## SERVICES

The agents have not tested the appliances listed in the particulars.  
Tenure: Freehold  
Council Tax Banding: Band C £2,024

## TO ARRANGE A VIEWING

Strictly by prior appointment with Town & Country I.E.A. On Chester 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.

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