

# Town & Country

Estate & Letting Agents

Bridge Court, Hoole

Reduced £255,000



Situated in the sought-after suburb of Chester, this property offers easy access to Hoole, the city centre, and major motorways. Originally a three-bedroom home, it's now a two-bedroom but can be reverted. Featuring UPVC triple glazing and gas central heating, the layout includes an entrance hall leading to a sleek white kitchen and a spacious living room with French doors to the rear garden. Upstairs are two double bedrooms and a modern bathroom. Outside, a brick-block path borders an artificial lawn, while the sunny, low-maintenance rear garden has gravel and a decked patio. Two allocated parking spaces sit in a rear courtyard.

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## DESCRIPTION

Located in the highly desirable suburb of Chester, this property offers easy access to Hoole, Chester city centre, and local motorway networks. Originally built as a three-bedroom home, it has been converted into two bedrooms but could easily be returned to its original layout. The property benefits from UPVC triple glazing and gas central heating. The accommodation includes an entrance hall with an open throughway leading to a modern, gloss white fitted kitchen. An oak veneer door opens into a spacious living room, which features French doors opening to the rear garden. The first-floor landing provides access to both double bedrooms and a contemporary three-piece bathroom suite. Externally, a brick-block pathway leads alongside an artificial lawn to the front door. The rear garden enjoys a sunny southerly orientation and is low maintenance, being predominantly gravel with a decked patio area. At the rear, there are two allocated parking spaces within a courtyard.

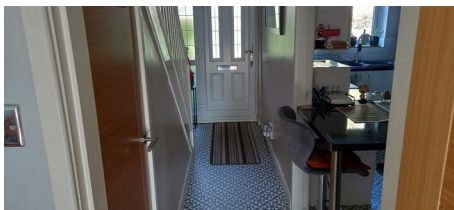


## LOCATION

This property is located off Hoole Lane in Chester which is approximately one mile from Chester City Centre, the area offers convenient access to local amenities, schools and transport links.

## DIRECTIONS

From our Chester Branch: 33 Lower Bridge Street, head north on Lower Bridge Street towards Grosvenor Street/A5268, and turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto Foregate Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, turn left onto Hoole Lane, continue straight onto Westminster Road, at the roundabout, take the third exit onto Lightfoot Street, Turn right onto Hoole Lane, turn left onto Bridge Court, the property will be on the left hand side.



## ENTRANCE HALL

12'4 x 5'6

An opaque UPVC double-glazed front door opens into the entrance hall, which features a radiator, a staircase rising to the first-floor accommodation with a storage cupboard beneath, and an open throughway leading to the kitchen. An oak veneer partially glazed door provides access to the living room.



## KITCHEN

12'4 x 7'3

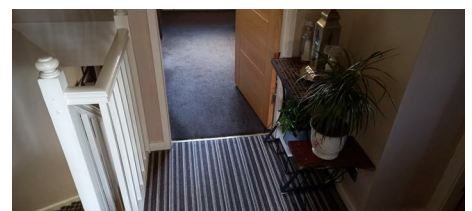
The kitchen is fitted with a range of gloss white wall, base, and drawer units, complemented by a display cabinet and chrome handles. Ample work surface space, including a breakfast bar, houses a resin one-and-a-half bowl single drainer sink unit with a mixer tap and tiled splashback. A matching cupboard encloses the Ideal Logic gas combination boiler, which was installed in November 2023. Integrated appliances include an oven, a stainless steel hob with a sloped extractor hood above, and a fridge/freezer. There is also space and plumbing for a washing machine. A window faces the front elevation, and a radiator.



## LIVING ROOM

14'3 x 13'4

Featuring timber laminate flooring, two radiators, a window facing the rear elevation, and UPVC double-glazed French doors that open to the rear garden.



## FIRST FLOOR LANDING

Having access to the loft space and light oak veneer doors off opening to a shelved storage covered with a radiator and to both bedrooms and bathroom.



## BATHROOM

6'6 x 4'4

The bathroom is fitted with a modern white suite, including a panel bath with a shower above, a low-level WC, and a countertop-mounted wash hand basin with a waterfall-style mixer tap and a storage cupboard below. The walls are fully

tilled, and there is a chrome heated towel rail, an opaque window facing the side elevation, and an extractor fan set within the ceiling.



## BEDROOM ONE

13'4 x 10'7

The room features two windows facing the rear elevation, with radiators below, and fitted wardrobes running along the length of one wall. This bedroom was originally two separate rooms, but the wall has been removed to create one large space. However, it could easily be restored to its original configuration by installing a stud wall, with each bedroom then having its own radiator and window facing the rear elevation



## BEDROOM TWO

9'10 x 9'8

With a window facing the front elevation and radiator below this bedroom has installed fitted double wardrobe with sliding doors with mirror inserts.



## EXTERNALLY

A brick block pathway leads to the front door and continues to a brick block seating area, alongside an artificial lawn with a gravel and shrubbed bed. Above the front door, a canopy

extends to the side, with an external light. Having timber side access this low maintenance rear garden enjoys a sunny southerly orientation being predominantly gravel with deck patio area, outside water supply and enclosed by timber fence panels. Beyond the rear garden is a brick block courtyard for residence parking. This property has two allocated parking spaces directly to the rear.



## ADDENDUM

Triple glazing was installed in February of 2023 and new internal doors in Oak Veneer were installed in June 2024

The property was originally built as a three bedroom property but the wall between the main bedroom and what was the third bedroom has been removed to create one larger bedroom, however it could be reinstalled and turned back to three bedrooms via the addition of a stud wall as the doorway already exists.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council tax: B £1771

## ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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.

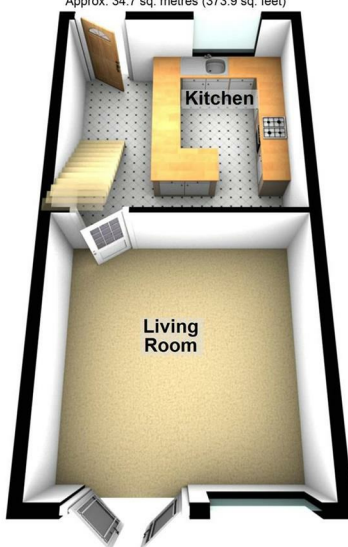
## MORTGAGE SERVICES

Town & Country Estate Agents 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

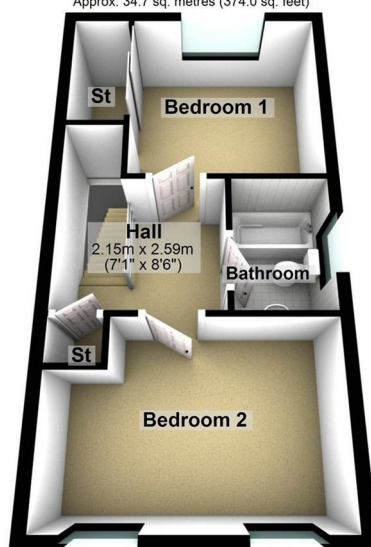
Approx. 34.7 sq. metres (373.9 sq. feet)



Total area: approx. 69.5 sq. metres (747.9 sq. feet)

## First Floor

Approx. 34.7 sq. metres (374.0 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 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 87        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      |           |
| (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 |           |