

Town & Country

Estate & Letting Agents

West Street, Hoole

£210,000



Located within Hoole, close to Chester city centre and motorway links, this terraced property features gas central heating and UPVC double glazing. The ground floor includes a Minton-tiled entrance hall, dining room, living room, and kitchen. The first floor offers three bedrooms and a bathroom. To the rear, a brick-block courtyard garden with raised planters provides access to an outbuilding with power and light.

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DESCRIPTION

Situated within easy access of Chester city centre, Hoole, Chester train station, and local motorway networks, this terraced property enjoys the benefits of gas central heating and UPVC double glazing. The internal accommodation comprises an entrance hall with a Minton tiled floor, a dining room, a living room, and a kitchen, completing the downstairs layout. On the first-floor landing, access is provided to three bedrooms and a bathroom. To the rear of the property is a brick-block courtyard garden with raised planters, offering access to an outbuilding with power and light.



LOCATION

West Street lies within the prime residential location of Hoole, 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 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 and continue for approximately 1 mile. At the roundabout, take the 1st exit onto Hoole Way and crossing the railway bridge turn left onto Ermine Road. The property will be on the right and identified by our For Sale board.

ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, which opens into Minton tile flooring, a radiator, and stairs leading to the first-floor accommodation. The hallway features ceiling mouldings and stripped pine internal doors that open into the living room and dining room.



DINING ROOM

12'3 x 10'3

The dining room features wood block flooring, a window facing the front elevation with a radiator below, ceiling mouldings, and a cast-iron fireplace with an open fire and Adam's surround.



LIVING ROOM

12'3 x 11'7

The living room features a central living flame gas fire with a granite hearth and Adam-style surround, a bay window facing the rear elevation, a radiator, and a stripped pine internal door leading to the kitchen.



KITCHEN

12' x 8'1

Accessed through an inner hallway with an under-stairs storage cupboard, the kitchen is fitted with light wood grain effect wall, base, and drawer units, complemented by stainless steel handles. It offers ample work surface space, housing a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is also space for a two-door fridge freezer, as well as space and plumbing for a washing machine. The kitchen features a radiator, windows facing the rear and side elevations, and a UPVC double-glazed door opening to the rear courtyard garden.

FIRST FLOOR LANDING

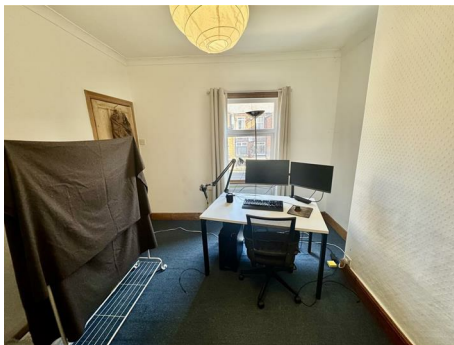
The landing features stripped paint doors opening to all bedrooms, a sliding door to the bathroom, and a complementary banister with balustrades.



BEDROOM ONE

15'6 x 10'6 (max)

The bedroom features exposed floorboards, a window facing the front elevation, and a radiator.



BEDROOM TWO

11'6 x 10'6

The room features a window to the rear elevation and a radiator.

BEDROOM THREE

8'2 x 4'8

Currently used as a walk-in storeroom, it includes a wall-mounted gas combination boiler, a window to the side elevation, and a radiator below.



BATHROOM

5'6 x 5'8

The bathroom is fitted with a white three-piece suite, comprising a panel bath with a thermostatic dual-head shower above, a low-level WC, and a wash hand basin. The walls are partially tiled, and there is a radiator and an opaque window facing the side elevation.



EXTERNALLY

The rear courtyard garden is predominantly brick block, with brick-raised planters, outdoor lights, and access to the property's outbuilding.

OUTBUILDING

11'2 x 5'4

Accessed from the rear courtyard garden through a timber-leaf latch door, the outbuilding has power and light, along with a single-glazed window to the side.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band B - £1,771.00

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.

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.

