

Town & Country

Estate & Letting Agents

Aspen Way, Hoole

£240,000



This well-proportioned property presents a fantastic opportunity to create a wonderful family home in a desirable location. With a generous plot, ample parking, and scope for modernisation, it's the perfect choice for buyers looking to add their own touch.

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DESCRIPTION

Occupying a fan-shaped plot with a wide frontage, this three-bedroom semi-detached property offers excellent potential and is ideally positioned in a sought-after residential area. A charming farmhouse-style gate opens onto ample off-road parking, with the approach flanked by well-stocked gravel and shrub gardens. Although requiring a degree of modernisation, the home benefits from UPVC double glazing and gas central heating throughout.



LOCATION

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.

PORCH

Entered via a glazed timber door, the porch features an opaque single-glazed timber frame and leads to the entrance hall through an internal glazed door.

ENTRANCE HALL

9'4 x 5'5

Having a radiator, staircase to the first floor, and doors leading to the kitchen and living room.



LIVING ROOM

12'2 x 12'1

A spacious reception room with a large front-facing window, a radiator, and a gas fire (untested), complemented by a built-in display cabinet. Glazed double doors open into the dining room.



DINING ROOM

8'3 x 7'3

With a rear-facing window, radiator, and sliding glazed door into the kitchen.



KITCHEN

9'10 x 7'4

Fitted with a range of wall and base units with stainless steel handles and wood-effect work surfaces. Features include a stainless steel single drainer sink with mixer tap, tiled splashbacks, space for a cooker, plumbing for a

washing machine, and an under-stairs storage cupboard. Windows to the side and rear provide excellent natural light. A wall-mounted gas combination boiler is also housed here.

REAR HALL

Provides access to the rear garden via a glazed door, with an internal sliding door leading to the wet room.



WET ROOM

6'0 x 5'5

Fully tiled and fitted with a wall-mounted electric shower, wash hand basin, low-level WC, radiator, and opaque window to the side elevation.

FIRST FLOOR LANDING

With access to all bedrooms, the bathroom, loft hatch, and an opaque side-facing window.



BATHROOM

5'5 x 5'9

Fitted with a panelled bath, pedestal wash hand basin, low-level WC, tiled walls, radiator, and opaque rear-facing window.



BEDROOM ONE

11'9 x 10'0

A spacious double bedroom with a rear-facing window and radiator.



BEDROOM TWO

8'8 x 7'7

With a front-facing window and radiator.



BEDROOM THREE

10'3 x 6'2

With a front-facing window, radiator, and a built-in over-stairs cupboard—perfect for wardrobe storage.



REAR GARDEN

A generous plot with a wide frontage offers ample off-road parking. Well-maintained gravel and shrub borders add charm and character.

Enclosed and low-maintenance, the rear garden features paving and shrub borders, brick-built outbuildings, side access, and timber fencing for privacy. An external light is also fitted.



SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: B

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.

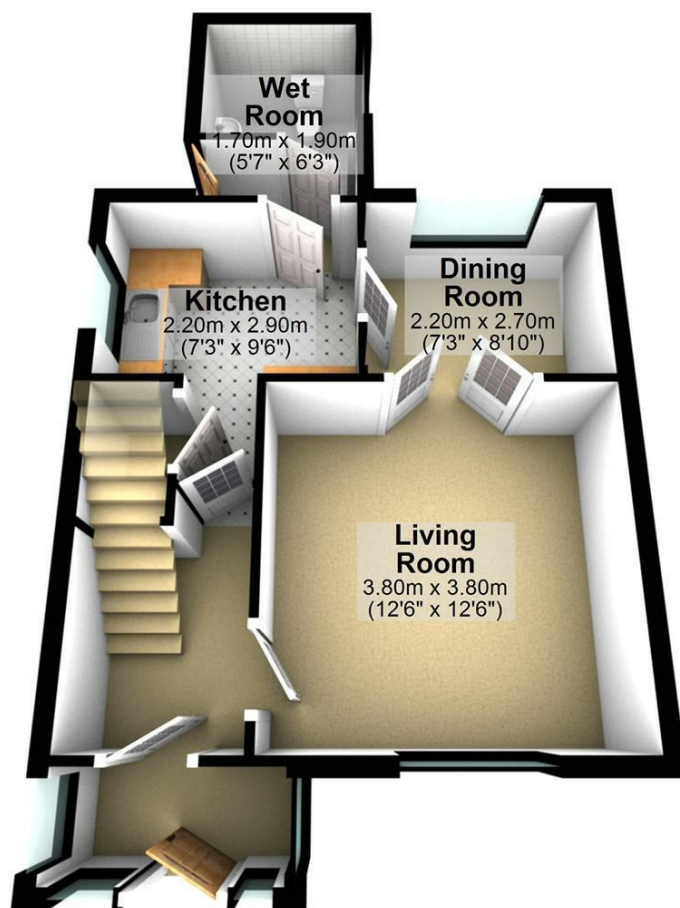
MORTGAGE SERVICES

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.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268, 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/A5, Continue to follow A51, Turn left onto Ring Road/A41, Slight left onto Pipers Lane, Turn left onto Alder Grove, Turn left onto Aspen Way, Arrive: Aspen Way, Hoole, Chester CH2 3EX.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	65	85
(81-91) B		
(69-80) C		
(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

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.