

# Town & Country

Estate & Letting Agents

Hoole Lane, Hoole

No Onward Chain £255,000



Nestled in the charming area of Hoole Lane, this modern three-bedroom semi-detached townhouse presents an excellent opportunity for both families and professionals alike. Offering adaptable accommodation with the advantage of UPVC double glazing and gas central heating. Having a low-maintenance garden and off-road parking. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

This lovely home is an ideal purchaser for anyone wanting to live within easy access to Hoole and Chester city, situated in a desirable location, this townhouse is close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere. The property boasts an entrance hall with a spacious living room, perfect for relaxation and entertaining guests and a fitted kitchen. The first-floor landing has three bedrooms off, and a modern family bathroom. One of the features of this property is the rear off road parking with an allocated parking space for two cars and the low-maintenance garden, which allows for outdoor enjoyment without the burden of extensive upkeep.

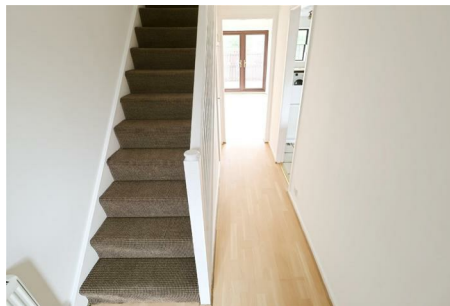


## LOCATION

This property is ideally located for easy access to Chester city centre reachable via a scenic walk along the Shropshire Union Canal. Also within walking distance is 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 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 Chester Branch 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/A51, turn left onto Hoole Lane, continue straight onto Westminster Road, at the roundabout, take the 3rd exit onto Lightfoot Street, turn right onto Hoole Lane, turn left onto Bridge Court and the property will be located on the left hand side and identified by our For sale sign.



## ENTRANCE HALL

12'2 x 5'5

The property is entered via a UPVC door with an opaque UPVC double-glazed side panel. The door opens into a hallway with woodgrain-effect timber laminate flooring, a radiator, and stairs rising to the first-floor accommodation. Doors lead off to the kitchen and living room.



## KITCHEN

12'3 x 7'8

The kitchen is fitted with a range of wall, base, and drawer units, having ample work surface space, including a breakfast bar. It houses a stainless steel single drainer sink unit with a mixer tap and tiled splashback. There is space for a cooker with an extractor hood above, as well as space and plumbing for a washing machine. The floor is finished with ceramic tiles. A radiator is present, and a window faces the front elevation.



## LIVING ROOM

14'1 x 13'4

A continuation of the woodgrain-effect laminate flooring from the entrance hall flows into the spacious living room. Features include a radiator, a window to the rear elevation, and French doors opening onto the rear garden.

## FIRST FLOOR LANDING

The landing includes a built-in cupboard housing the Worcester gas combination boiler. Doors lead off to the bathroom and all three bedrooms.



## BEDROOM ONE

11'1 x 9'7

This bedroom features a built-in storage cupboard over the stairs bulkhead, a fitted double wardrobe, a window to the front elevation, and a radiator below.



## BEDROOM TWO

9'6 x 7'6

With a window to the rear elevation and a radiator below.



## BEDROOM THREE

8'2 x 5'2

Includes a window to the rear elevation, a fitted corner shelving unit, and a radiator.



## BATHROOM

6'8 x 4'6

Fitted with a white three-piece suite comprising a panelled bath with electric shower over, a pedestal washbasin, and a low-level WC. The walls are fully tiled, and the floor is finished with ceramic tiles. There is also a radiator and an opaque window to the side elevation.



## EXTERNALLY

To the front of the property is a low-maintenance gravel garden, along with a shared brick-block pathway leading to the front door. Beside the entrance is an external courtesy light.

The rear features a paved garden enclosed by timber fencing, with an integrated gate and parking spaces beyond.



## 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.

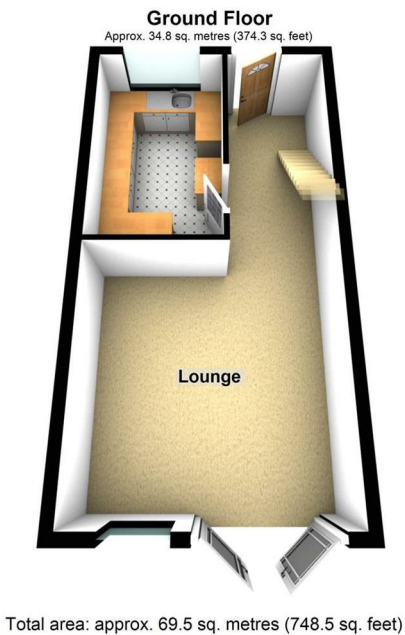
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## 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.



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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |