Town & Country
Estate & Letting Agents

Hoole Bank, Hoole Village

£275,000

This delightful mid-terrace house offers a perfect blend of comfort and convenience. With easy access to Chester city centre, motorway networks, and local amenities, this property is ideally situated for both relaxation and practicality. This beautifully presented home in Hoole Village is an excellent opportunity for those seeking a tranquil lifestyle with the benefits of city living close at hand. Don't miss the chance to make this lovely property your own.

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DESCRIPTION

Situated in a desirable semi-rural location with convenient access to the city centre, motorway networks, and local amenities, this beautifully presented three-bedroom home benefits from UPVC double glazing and gas central heating. The accommodation includes a living room with feature log burner, dining room, fitted kitchen with integrated appliances, rear hall, and modern ground floor bathroom. Upstairs, there are three bedrooms, including a principal bedroom with en-suite. Externally, the property offers a gravel forecourt garden to the front and a generous rear garden with lawn, patio areas, and established planting. A timber gate leads to a covered storage area and attached single garage, with additional parking behind and a picturesque woodland and pond beyond.

LOCATION

Situated in this desirable semi-rural setting, this property enjoys an excellent balance of peaceful countryside surroundings and convenient access to the city. The area is particularly popular with families, benefiting from a selection of well-regarded schools including The Hammond School, Mickle Trafford Village School, Upton Westlea Primary School and Upton-by-Chester High School. Everyday amenities are easily accessible, with local shops and services nearby, while the vibrant suburb of Hoole is just a short drive away, offering a wide range of independent shops, cafés, restaurants and convenience stores, alongside larger retail options within Chester city centre. The property is also ideally positioned for commuters, with excellent transport links including easy access to the A55 and M53 motorway networks, regular bus services, and nearby Chester Railway Station providing direct connections to Manchester, Liverpool and North Wales, making this an ideal location for those seeking a quieter lifestyle without compromising on connectivity.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268, then turn right onto Pepper Street and continue to follow the A5268. Proceed onto Foregate Street/A5268, continuing straight as it becomes St Oswalds Way/A5268. At the roundabout, take the 2nd exit onto Hoole Way/A56 and continue for approximately 2.4 miles. At Hoole Roundabout, again take the 2nd exit to stay on the A56, continuing through Hoole Island Junction. After approximately 3.0 miles, turn left onto Oak Bank Lane, then turn right onto The Street. The property will be located on the right-hand side.

LIVING ROOM

11'5 x 12'5

The property is entered via a composite opaque double-glazed front door, opening into the living room. This space features a UPVC double-glazed window to the front elevation with a radiator beneath, recessed ceiling downlights, and a cast-iron log burner set beneath a ceramic log-effect mantel on a black quarry tile hearth. A light oak veneer door leads through to the dining room.

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CAST IRON LOG BURNER

DINING ROOM

13'8 x 11'5

With wood grain effect laminate flooring, radiator, and recessed ceiling downlights. Stairs rise to the first floor, and a UPVC double-glazed door provides access to the rear garden. A light oak veneer door leads to the kitchen.

KITCHEN

10'10 x 5'6

Fitted with a range of cream shaker-style wall, base, and drawer units with stainless steel handles and wood grain effect work surfaces. Includes a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances include an oven, hob, extractor hood, washing machine, and fridge/freezer. A UPVC double-glazed window faces the side elevation, and an open throughway leads to the rear hall.

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REAR HALL

Featuring a floor-to-ceiling fitted cupboard, white column-style radiator, and an opaque UPVC double-glazed back door. A light oak veneer door opens to the bathroom.

BATHROOM

5’7” x 5’5”

Fitted with a modern white suite comprising a panel bath with waterfall-style mixer tap, thermostatic shower with glass screen, low-level WC, and vanity unit with wash basin and waterfall tap. The floor is finished in wood-effect ceramic tiling, with partially tiled walls, an anthracite heated towel rail, extractor fan, and opaque rear window.

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FIRST FLOOR LANDING

Provides access to all three bedrooms via light oak veneer doors and includes a loft hatch with retractable ladder.

PRINCIPLE BEDROOM

11’2” x 10’8”

With a UPVC double-glazed window to the front elevation, radiator below, fitted double wardrobe, and door leading to the en-suite.

EN SUITE

9’ x 3’5” (max)

Comprising a shower enclosure with electric shower, low-level WC, and wash hand basin. Features partially tiled walls, illuminated mirror, anthracite heated towel rail, and recessed ceiling downlights with integrated extractor.

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BEDROOM TWO

10’7” x 8’5” (max)

UPVC double-glazed window to the rear elevation and radiator beneath.

BEDROOM THREE

10’6” x 5’7”

Includes a fitted high-level storage cupboard, UPVC double-glazed window to the side elevation, and radiator.

SINGLE GARAGE

15’4” x 7’6”

With power, lighting, and an up-and-over door.

EXTERNALLY

To the front of the property, a timber gate opens onto a pathway leading to the front door, alongside a gravel forecourt garden. There is an external light positioned to the right-hand side of the entrance.

REAR GARDEN

A well-maintained garden featuring a gravel and paved patio area, lawn, and a variety of planted shrub borders. A paved pathway leads to a timber-covered storage area with a further gate providing access to the rear, where the current owner parks and accesses the single garage. Beyond this is a pleasant wooded area with a pond.

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OFF ROAD PARKING TO REAR

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
TENURE- FREEHOLD
COUNCIL TAX- C

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.

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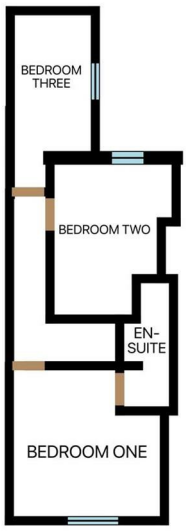

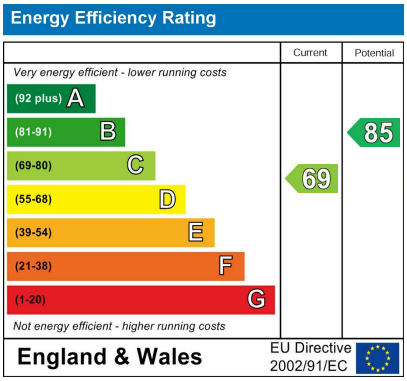

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