

# Town & Country

Estate & Letting Agents

William Street, Hoole

Offers In The Region Of £260,000



This charming terraced house on William Street is a delightful blend of comfort and practicality, making it an ideal home for individuals or small families. Situated in the heart of Hoole, this property benefits from an unbeatable location, surrounded by a vibrant community and a fantastic selection of independent cafés, restaurants, and boutique shops. With Chester railway station just a short walk away and the historic city centre nearby, this home is perfect for those seeking both convenience and character in a lively neighborhood.

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## DESCRIPTION

Step through the front door into a welcoming entrance hall, where woodgrain-effect flooring and soft ceiling coving immediately give a warm first impression. From here, the home opens into the dining room—a bright, central space with a rear window that brings in plenty of natural light, making it perfect for entertaining. Sliding glazed doors lead you into the living room at the front of the property, a cosy and relaxing space centred around a charming coal-effect gas fire—ideal for quieter evenings in. From the dining room, an inner hallway guides you through to the kitchen, which is neatly fitted with light oak-style units, ample worktop space, and room for essential appliances, with a door opening out to the rear courtyard. Upstairs, the landing connects to two well-proportioned bedrooms and a spacious shower room. The main bedroom sits at the front, offering a comfortable and airy retreat, while the second bedroom overlooks the rear and benefits from built-in storage. The shower room is generously sized and fitted with a modern suite, providing both style and practicality. Outside, the low-maintenance courtyard garden offers a private outdoor space, complete with an outbuilding and external WC—adding useful extra storage and flexibility, this home offers a great balance of comfort and practicality.



## LOCATION

Perfectly positioned in the heart of

Hoole, one of Chester's most sought-after and vibrant suburbs, this property enjoys an unbeatable location that effortlessly blends convenience with character. Just a short stroll from a fantastic selection of independent cafés, restaurants, and boutique shops, as well as excellent local amenities, the area offers a lively yet welcoming community feel. Chester railway station is within easy walking distance, making it ideal for commuters, while the historic city centre is also close by, offering an abundance of shopping, leisure, and cultural attractions. With excellent transport links and everything you need right on your doorstep, this is a location that truly delivers on lifestyle and practicality.

## DIRECTIONS

From Town & Country Estate and Lettings Agents on Lower Bridge Street, head north towards Grosvenor Street (A5268), then turn right onto Pepper Street, continuing along the A5268. Follow the road as it becomes Foregate Street, then turn right onto The Bars (A5268). Shortly after, bear slightly left onto Boughton (A51), before turning left onto Hoole Lane. Continue straight onto Westminster Road, proceeding through the roundabout and staying on Westminster Road. Then turn left onto Phillip Street and take the next right onto William Street, where the destination will be found on the right-hand side.

## ENTRANCE HALL

The property is entered via an opaque UPVC woodgrain-effect front door, opening onto woodgrain-effect laminate flooring. There is a radiator, ceiling coving, and stairs rising to the first floor. A door leads through to the dining room.



## DINING ROOM

11'9" x 10'

Featuring continued woodgrain laminate flooring, a radiator, and a fitted floor-to-ceiling cabinet. A window overlooks the rear elevation. There is an opening to the kitchen and sliding glazed doors leading into the living room.



## LIVING ROOM

11'8" x 9'2"

With a window to the front elevation and continued laminate flooring. The room includes a living flame coal-effect gas fire set on a small marble hearth.

## INNER HALL

With ceramic tiled flooring, partially tiled walls, and an understairs storage cupboard. Opens through to the kitchen.



## KITCHEN

8'8" x 7'6"

Fitted with a range of light oak-style wall, base, and drawer units with ornamental handles and ample worktop space. Includes a stainless steel one-and-a-half bowl sink with mixer tap and partially tiled walls. Integrated appliances include a stainless steel double oven, hob, and extractor hood. There is space for a fridge freezer and plumbing for a washing machine. Ceramic tiled flooring, a window to the side elevation, and an opaque UPVC woodgrain-effect back door.

## FIRST FLOOR LANDING

Provides access to the loft and doors leading to both bedrooms and the shower room. Includes a fitted linen cupboard.



## SHOWER ROOM

8'8" x 7'4"

Fitted with a modern four-piece white suite comprising a corner shower enclosure with panelled walls and electric shower, low-level dual flush WC, bidet, and pedestal wash basin. There is a fitted floor-to-ceiling corner cabinet

housing the gas Worcester combination boiler, fully tiled walls, a chrome heated towel rail, and an opaque rear window.



## BEDROOM ONE

12'7" x 11'5"

A spacious room with a window to the front elevation and radiator below.

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## BEDROOM TWO

11'6" x 7'6"

Includes a fitted floor-to-ceiling wardrobe with luggage cupboard above, a window to the rear elevation, and a radiator.



## REAR COURTYARD/GARDEN

19'6" x 10'

Low-maintenance and fully paved.

Includes a timber gate providing rear pedestrian access. There is an external WC (5' x 2'9") with a dual flush low-level WC and water supply. An additional outbuilding (6'9" x 5'8") benefits from power and lighting.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.  
council tax - B  
Tenure- Freehold

## 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.

