

# Town & Country

Estate & Letting Agents

Maple Grove, Hoole

£210,000



Nestled in the sought-after suburb of Hoole, this charming semi-detached property presents an excellent opportunity for both families and investors alike. With convenient access to Chester city centre and major motorway networks, this property is ideally situated for those who appreciate both urban amenities and suburban tranquillity. While the property is in good condition, it does require a degree of modernisation, making it an ideal renovation project for those looking to add their personal touch. With its prime location and potential for enhancement, this semi-detached house in Hoole is a fantastic opportunity not to be missed.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900

## DESCRIPTION

Situated within a popular suburb of Chester, this semi-detached property offers easy access to the city centre, motorway networks, local amenities, and the vibrant shopping district of Hoole. Requiring a degree of modernisation, the property nevertheless benefits from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises an entrance hall, spacious living/dining room, kitchen, ground floor bathroom, separate WC, first floor landing, and three well-proportioned bedrooms. Externally, double gates open onto a wide paved area suitable for parking a small car, alongside a lawned front garden with timber side access leading to the rear garden. The rear garden is predominantly laid to lawn and enclosed by timber fence panels. We are informed by the current owners that the property will require a damp proof course installation.



## 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 Town & Country Estate and Lettings Agents on Lower Bridge Street, head north on Lower Bridge Street towards Grosvenor

Street/A5268. Turn right onto Pepper Street/A5268 and continue to follow the A5268. Continue along Foregate Street/A5268 before turning right onto The Bars/A5268. Slightly bear left onto Boughton/A51, then turn left onto Hoole Lane. Continue straight onto Westminster Road and, at the roundabout, take the third exit onto Lightfoot Street. Turn left onto Hoole Lane and proceed through one roundabout before turning left onto Pine Grove. Turn right towards Maple Grove, then left onto Maple Grove, where the property will be found on the right-hand side.

## ENTRANCE HALL

9'2" x 5'4"

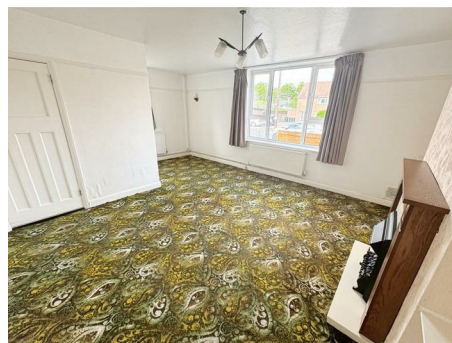
The property is entered via a UPVC double glazed door opening into the entrance hall, which features an opaque side window and doors leading to the living/dining room, kitchen, bathroom, and separate WC.



## LIVING/DINING ROOM

19'6" x 13'7" max

A spacious reception room with two radiators, an opaque side window, a large front-facing window, and a feature fireplace with Adam-style surround and electric fire.



## KITCHEN

11'0" x 7'0"

Fitted with a range of wall and base units incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine, a rear-facing window, and a UPVC double glazed door opening to the rear garden.



## BATHROOM

5'7" x 4'5"

Installed with a roll-top bath and wall-mounted wash hand basin, complemented by partially tiled walls, a radiator, and an opaque rear-facing window.



## SEPARATE W/C

4'5" x 2'2"

Situated adjacent to the bathroom and fitted with a low-level WC, radiator, and opaque rear-facing window.

## LANDING

With a rear-facing window and doors leading to all three bedrooms.



## BEDROOM ONE

13'8" x 9'5"

A generous double bedroom with a front-facing window and radiator beneath.



## BEDROOM TWO

10'2" x 9'7"

Another good-sized bedroom with a front-facing window and radiator.



## BEDROOM THREE

13'7" x 6'7"

Featuring a fitted floor-to-ceiling cupboard housing the gas combination boiler. In the corner of the room is a shower enclosure with electric shower and tiled walls. The room also

benefits from two radiators and a rear-facing window.

## EXTERNALLY

To the front of the property is a long lawned garden with double gates opening onto a paved pathway leading to the front door. Paved steps rise to the main entrance, while a timber gate provides access to the rear garden.



## REAR GARDEN

The rear garden features concrete pathways and is predominantly laid to lawn, with an outside water supply and timber fence panel boundaries.

## SERVICES TO PROPERTY

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

COUNCIL TAX - Band 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	