

# Town & Country

Estate & Letting Agents

Bellard Drive, Hoole

£275,000



Nestled in the highly desirable suburb of Hoole, this property presents a beautifully maintained three-bedroom semi-detached townhouse, perfect for those seeking a stylish and comfortable home. This property boasts a spacious dual-aspect living and dining room, which is bathed in natural light and features elegant French doors that open directly onto the garden, creating a seamless indoor-outdoor living experience. Furthermore, residents will appreciate the convenient access to local amenities, schools, and transport links, making this property a perfect blend of comfort and practicality. Don't miss the opportunity to make this charming property your new home.

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## DESCRIPTION

Located within one of Chester's most desirable suburbs, this attractive and well-maintained townhouse offers stylish accommodation throughout. The ground floor comprises an entrance hall, reception hall, spacious dual-aspect living/dining room with French doors to the garden, and a modern fitted kitchen with integrated appliances. To the first floor are three bedrooms and a contemporary family bathroom.

Externally, the property benefits from brick-block off-road parking and an integral garage to the front, while the enclosed rear garden offers attractive, low-maintenance outdoor living with decking, patio areas, artificial lawn, hedging, and timber fencing



## LOCATION

Hoole is a popular residential suburb just outside Chester, known for its strong community feel and convenient location. It offers a good range of local shops, cafés, pubs, and everyday amenities along Hoole Road and Faulkner Street, with Chester city centre only a short distance away for more extensive shopping and leisure facilities. The area is well served by reputable primary and secondary schools, making it popular with families. For commuters, Hoole is ideally positioned close to major road links including the M53, M56, and A55, providing easy access to Liverpool, Manchester, North Wales, and the wider North West motorway network.

## DIRECTIONS

Starting from Town & Country Estate and Lettings Agents on Lower Bridge Street in Chester, head north and follow signs for A5268 (Foregate Street / St Oswalds Way) out of the city centre. Continue along the A5268 until you reach the Hoole Way (A56) roundabout, then take the exit onto Hoole Way. Stay on Hoole Way briefly, then turn right onto Park Drive, followed by a left onto Bellard Drive. The destination will be on the left-hand side.

## ENTRANCE HALL

5'6" x 2'6"

The property is entered via an opaque composite double-glazed front door leading into the entrance hall, featuring ceramic tiled flooring, a cloak cupboard, internal access to the garage, and a partially glazed door opening into the reception hall.



## RECEPTION HALL

11'6" x 5'6"

Featuring woodgrain-effect laminate flooring, radiator, stairs rising to the first-floor accommodation with useful understairs storage, a large opening into the living room, and a partially glazed door leading to the kitchen.



## KITCHEN

10'2" x 7'2"

Fitted with an attractive range of shaker-style wall, base, and drawer units complemented by stainless steel handles and woodgrain-effect work surfaces. Integrated appliances include a stainless steel double oven, hob and extractor hood, microwave, fridge, and freezer. Additional features include woodgrain-effect ceramic tiled flooring, partially tiled walls, recessed ceiling downlights, a housing cupboard for the Worcester gas boiler, and a rear-facing window overlooking the garden.



## LIVING/DINING ROOM

21'3" x 10'8" max

A bright dual-aspect reception space with woodgrain-effect laminate flooring throughout. A full-length window overlooks the front elevation with a

contemporary tower-style column radiator alongside. The dining area benefits from an additional radiator and UPVC double-glazed French doors opening onto the rear garden.



## FIRST FLOOR LANDING

With loft access, a folding door to the bathroom, and doors leading to all three bedrooms.



## BATHROOM

6'5" x 5'2"

Beautifully appointed with a contemporary three-piece white suite comprising an L-shaped panel bath with central mixer tap, electric shower with protective screen, vanity unit incorporating a dual-flush WC and wash hand basin with mixer tap. The room also features ceramic tiled flooring, fully tiled walls, chrome heated towel rail, and an opaque rear-facing window.



## BEDROOM ONE

12'6" x 9'9" max

With a full-length window to the front elevation and radiator.



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## BEDROOM TWO

9'9" x 8'4"

With a rear-facing window, radiator, airing cupboard, and built-in wardrobe.



## BEDROOM THREE

7'6" x 6'7"

Featuring a fitted glass-fronted wardrobe, radiator, and front-facing window.

## EXTERNALLY

To the front of the property is ample brick-block off-road parking positioned in front of the garage. There is also an external water supply and exterior lighting positioned to the right-hand side of the entrance store.



## REAR GARDEN

The rear garden has been designed for low maintenance and features an artificial lawn, a decked patio area accessed directly from the dining area, and a further paved patio towards the rear of the garden. Additional benefits include timber rear pedestrian access and an external water supply.



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## GARAGE

17'0" x 8'8"

With an electric roller door to the front, high-level single-glazed side windows, power, and lighting.

## 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.

## SERVICES TO PROPERTY

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

Council tax - B

Tenure - Freehold

## SUBMIT AN OFFER

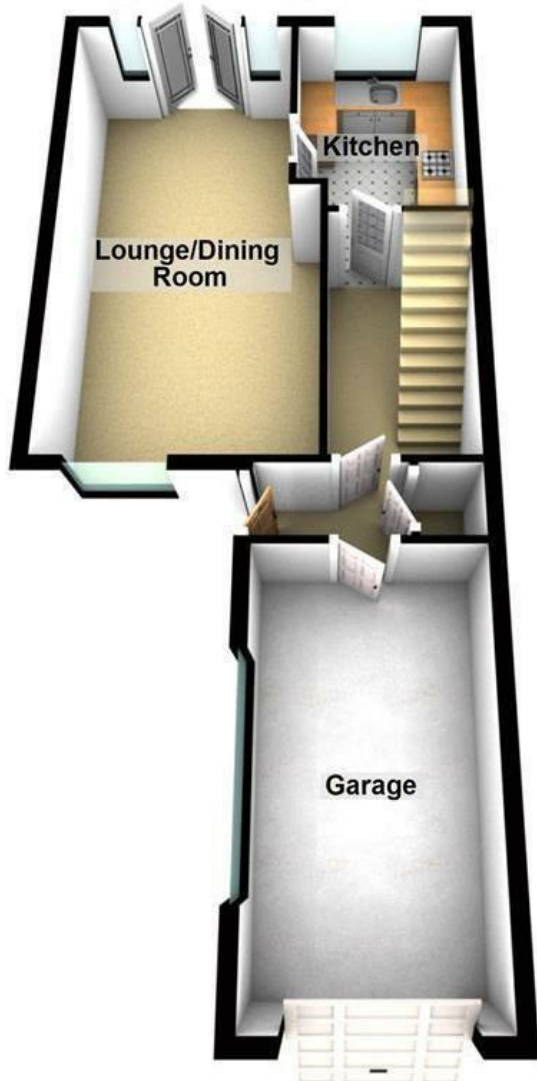
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## 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.

## Ground Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



## First Floor

Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 84.8 sq. metres (912.7 sq. feet)

**17 bellard drive, Chester**

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) <b>A</b>                          |           | <b>88</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>68</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |