

# Town & Country

Estate & Letting Agents

Phillip Street, Hoole

Offers In Excess Of £235,000



This charming two bedroom Victorian mid terraced is an ideal purchase for a first-time buyer, investor or those looking to live within the highly popular and vibrant suburb of Hoole. The property benefits from gas central heating and double glazing and offers adaptable accommodation, with the advantage of a rear courtyard. Viewing is essential to appreciate this lovely home.

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## DESCRIPTION

Nestled within Hoole, this delightful mid-terrace house offers a perfect blend of comfort and convenience. The accommodation comprises of the entrance hall, having a contemporary kitchen off and two inviting reception rooms. The first-floor landing leads to a well-appointed bathroom, and two bedrooms. Externally, there is an enclosed rear courtyard garden.



## LOCATION

Located within the highly desirable suburb of Hoole, the property enjoys a convenient position within walking distance of Chester Railway Station, Chester city centre and the wide range of independent shops, cafés, restaurants and bars that Hoole is renowned for. The area offers a strong sense of community, attractive period housing and excellent transport links via the rail network and nearby A55, A41 and M53. Popular with professionals, families and commuters alike, Hoole combines a vibrant local atmosphere with easy access to the amenities, employment opportunities and leisure facilities of Chester and the wider North West.

## DIRECTIONS

From the Chesham 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. Turn left onto Phillip Street, the property will be located on the left-hand side.



## ENTRANCE HALL

13'8 x 5'6

The property is entered through an opaque uPVC double-glazed front door, opening into an entrance hall with woodgrain-effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation with spindle balustrades. A glazed door opens into the kitchen, while a further door leads to the living and dining room.



## KITCHEN

12'5 x 5'9

Fitted with a range of gloss white wall, base and drawer units, complemented by stainless steel handles and woodgrain-effect work surfaces incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashbacks. There is space for a cooker with a stainless steel extractor

hood above, space and plumbing for a washing machine, and a wall-mounted gas combi boiler. A window overlooks the rear elevation, and the room also benefits from a ceramic tiled floor and an opaque uPVC double-glazed door opening onto the rear courtyard.



## DINING ROOM

11'4 x 10'5

Featuring woodgrain-effect laminate flooring, a window to the rear elevation with a radiator beneath, and open access to the living room.



## LIVING ROOM

11'1 x 10'5

Having a window to the front elevation with a radiator below, a feature fireplace, and woodgrain-effect laminate flooring. An archway provides open access to the dining room.

## FIRST FLOOR LANDING

Having a banister with spindle balustrades, loft access, exposed floorboards, and doors leading to the bathroom and both bedrooms.



## BATHROOM

8'4 x 6'4

Appointed with a white three-piece suite comprising a panelled bath with central mixer tap, thermostatic shower and protective screen above, a dual-flush low-level WC, and a wall-mounted wash hand basin with mirror above. The floor is finished in ceramic tiles, while the walls are partially tiled. Additional features include a chrome heated towel rail, an opaque window to the rear elevation, an extractor fan, and recessed ceiling downlights.



## BEDROOM TWO

11'2 x 9'0

Featuring woodgrain-effect laminate flooring, a radiator, and a window overlooking the rear elevation.



## REAR COURTYARD

A low-maintenance rear courtyard laid with concrete and gravel, enclosed by brick walling and benefiting from timber rear access.



## BEDROOM ONE

16'1 x 10'7 (max)

A spacious double bedroom with a window facing the front elevation and a radiator beneath.

## SERVICES TO PROPERTY

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

Council tax band - B - £1860.00

Tenure: Freehold

## ARRANGE A VIEWING

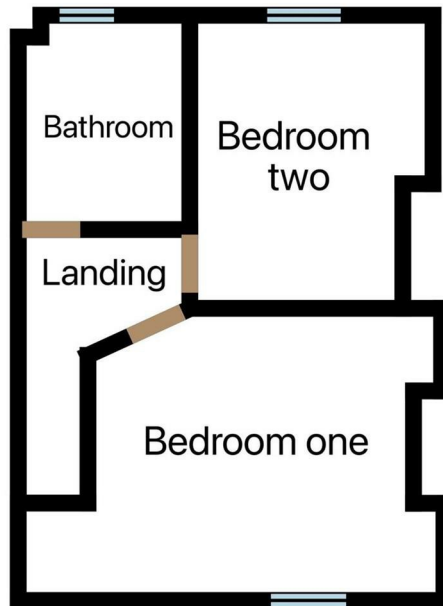
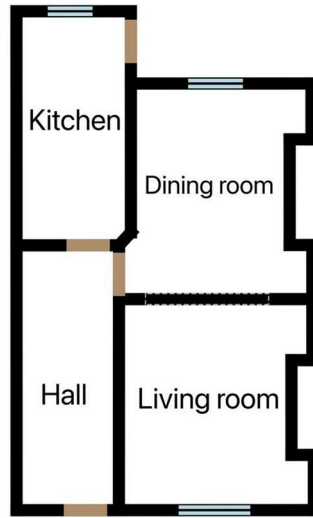
Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## 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.

