

Town & Country

Estate & Letting Agents

Walker Street, Hoole

No Onward Chain £145,000



This charming one-bedroom apartment 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 apartment offers a delightful blend of modern living and benefits from gas central heating and double glazing, with the advantage of a rear courtyard. Viewing is essential to appreciate all the apartment has to offer.

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DESCRIPTION

Ideally located being just a short stroll from Hoole with ample amenities or closer hand and just a short distance from Chester train station, the city Centre and local motoring networks. This beautifully presented ground floor apartment benefits from UPVC double glazing along with gas central heating. The accommodation comprises of an entrance hall, a spacious kitchen and aspect living room as well as having a bedroom and modern three piece white bathroom suite. Externally there is a concrete courtyard with gated access enclosed by timber fencing.



LOCATION

Walker street is located in the highly sought-after suburb of Hoole, within walking distance of Chester City Centre and Chester Railway Station. The area offers an excellent range of amenities, including supermarkets, independent cafés, restaurants, shops, healthcare facilities and nearby parks. A selection of well-regarded primary and secondary schools are within easy reach, making the location popular with families. The property also benefits from excellent transport links, with regular rail services to Liverpool, Manchester, Birmingham, North Wales and London, frequent local bus routes, and convenient access to the A56, A55 North Wales Expressway, M53 and M56 motorways, providing excellent connectivity across the North West and beyond.

DIRECTIONS

From our Chester branch, head north-west on Lower Bridge Street towards St Olave Street. Turn right onto Pepper Street/A5268 Continue to follow A5268, Turn right onto Foregate Street/A5268 Continue to follow A5268, Continue straight onto St Oswalds Way/A5268, At the roundabout, take the 2nd exit onto Hoole Way/A56, Turn right onto Lightfoot Street, Turn left onto Walker Street Turn right to stay on Walker Street and apartment will be identified via our for sale board.

ENTRANCE HALL

4'4 x 3'5

The property is entered through an opaque UPVC double-glazed front door, opening into the entrance hall with ceramic tiled flooring. Doors lead to the kitchen, bedroom and bathroom



KITCHEN

14'4 x 8'6

Fitted with woodgrain-effect laminate flooring and a radiator, the kitchen is equipped with a range of wall, base and drawer units providing ample work surface space. It incorporates a stainless steel single-drainer sink unit with a mixer tap, an integrated hob, oven and extractor hood, together with space and plumbing for a washing machine. The walls are partially tiled and there is a wall-mounted Ideal Logic gas combination boiler. A window overlooks the front elevation, recessed

ceiling downlights provide additional lighting, and a door opens into the living room. There is also access to a useful understairs storage cupboard.



LIVING ROOM

14'4 x 12'0

A light and spacious dual-aspect reception room featuring woodgrain-effect laminate flooring, a radiator, and windows to both the front and side elevations.



BEDROOM

10'2 x 10'0

Fitted with woodgrain-effect laminate flooring, a radiator, and a window overlooking the front elevation.



BATHROOM

5'9 x 5'4

The bathroom is fitted with a modern white three-piece suite comprising a panelled bath with a mixer tap, shower attachment and folding glazed shower screen, a dual-flush low-level WC, and a pedestal wash hand basin with a mirrored medicine cabinet above. Additional features include panelled walls, a radiator, an extractor fan, and an opaque window to the front elevation.



EXTERNALLY

Externally there is a concrete courtyard with gated access and enclosed by timber fencing

SERVICES TO PROPERTY

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

Council Tax: Band A

This apartment is 50% Freehold & 50% Leasehold - 999 year lease.

The Ownership: You own a standard leasehold to your individual flat, but you also own a proportional share of the freehold for the entire building and

land.

Service Charges: Not applicable

Ground Rent: Not applicable.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

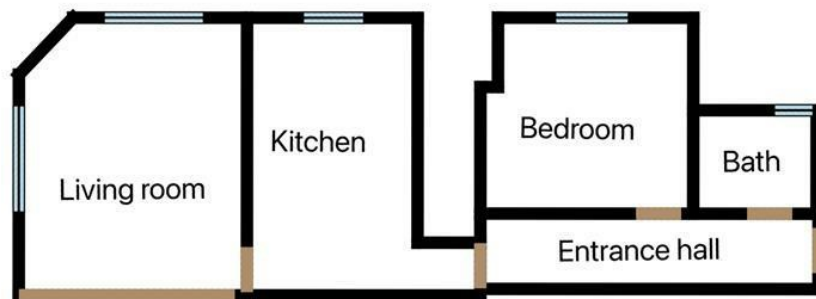
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

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		67	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 