

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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations

of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions

or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

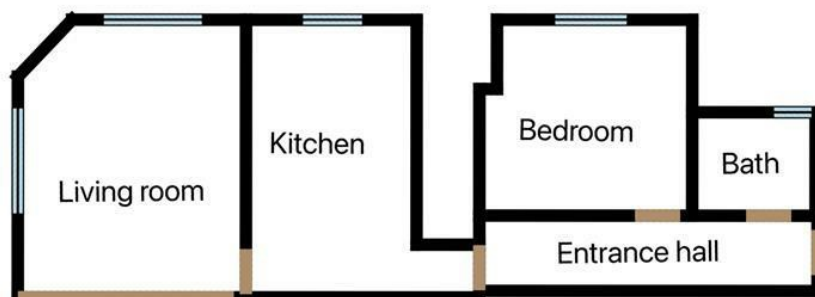
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC