



I

Chester | CH2 3JP

£500,000

MONOPOLY[®]

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A beautifully presented 4 bedroom, 3 bathroom detached family home situated within a popular residential location in the very desirable area of Hoole. This fantastic property offers good size, well appointed living accommodation throughout benefitting from a kitchen/dining/family room, downstairs shower room, en-suite shower room and a well maintained rear garden, all of which can only truly be appreciated when viewing the property. The bustling suburb of Hoole is known for it's village style community and independent businesses including trendy shops, cafe's and restaurants and is in close proximity to the Historic Roman city of Chester and has excellent access to Chester train station and major road routes for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining/family room and downstairs shower room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A beautifully presented 4 bedroom, 3 bathroom detached property
- Superbly appointed kitchen/dining/family room
- Downstairs Shower room
- En-suite shower room
- Well maintained garden
- Corner plot
- Off road parking and single garage
- Located in the very desirable suburb of Hoole
- Close to Chester city centre
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With wood effect flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Lounge

A beautifully presented room with a large double glazed window to the front with attractive plantation fitted blinds, wood effect flooring, wall mounted electric fire.

Kitchen/Dining/Family Room

A superb room incorporating the kitchen with the dining area and family room. The kitchen is modern and well appointed with a full range of white gloss wall, drawer and base units, working surface with built in breakfast bar area, inset sink, integrated large refrigerator and large freezer, integrated dishwasher and washing machine, built in electric oven and grill, 4 ring induction hob with glass splash back and extractor fan over, built in microwave, wood effect flooring, double glazed window to the rear, double glazed french doors off to the rear garden, door off to the side, door into the shower room.

Shower Room

Fitted with a low level w.c with concealed cistern, wash hand basin, shower cubicle with electric shower over, fully tiled walls, tiled flooring, 2 double glazed windows.

First Floor Landing

With carpeted flooring, access to the loft space, part carpet, part wood effect flooring, door to cupboard housing the gas combination boiler.

Bedroom 1

Superbly presented with modern fitted wardrobes, 2 double glazed windows, carpeted flooring.

En-suite Shower Room

With shower cubicle, wash hand basin with vanity unit under, fully tiled walls, tiled flooring.

Bedroom 2

A good size double bedroom with 2 sets of built in wardrobes, double glazed window to the front, wood effect flooring.

Bedroom 3

A good size, well presented bedroom with a double glazed window to the rear, built in wardrobes, carpeted flooring.

Bedroom 4

With a double glazed window to the front, carpeted flooring, built in cupboard.

Family Bathroom

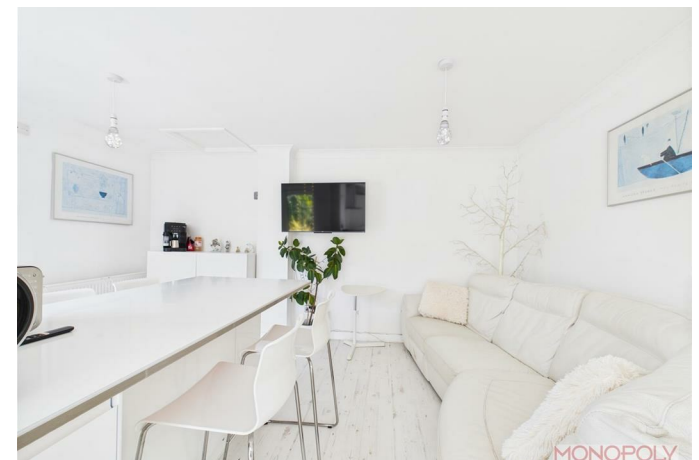
Well appointed with a white suite comprising of a low level w.c with concealed cistern, modern wash hand basin with shelving and units under, tiled walls, wood effect flooring, double glazed window.

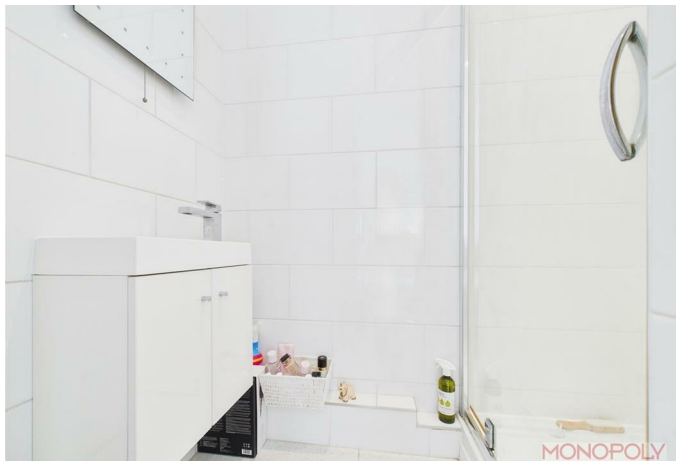
Outside

The property is situated on a corner plot so benefits from gardens to the front, side and rear. To the front is a lawned garden and a stone paved driveway to the side providing off road parking and leading to a single garage with up and over door. The paved area continues to the side and leads to a lawned garden with mature planted border belonging to number 1. To the rear is a well maintained garden with a paved patio and decked seating area leading to a shaped lawn with well established planted borders.

Important Information

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an





offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.

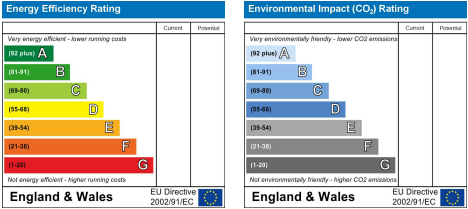








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