



HINCHLIFFE  
HOLMES



94 & 96 PIPERS LANE





#### **GROUND FLOOR**

Entrance Hall | Family Dining Kitchen | WC

#### **FIRST FLOOR**

Landing | Bedroom One | Bedroom Two  
Bedroom Three | Bathroom

#### **OUTSIDE**

Parking | Gardens

# 94 & 96 PIPERS LANE

Hoole | CH2 3LS

Situated in a most convenient and popular location within easy access to amenities, a BRAND-NEW development of two detached family homes with superb open plan living accommodation. Landscaped private gardens and driveways providing off road parking.

Hoole has rapidly become the place to live. Boasting a thriving High Street, plentiful green spaces and some excellent independent shops including a delicatessen, fishmonger, butcher, greengrocer, florists, boutiques, gift shops, coffee shops and some superb restaurants and bars including the award-winning Sticky Walnut. There is also a bank, a pharmacy, post office and a supermarket.

The close by Cathedral city of Chester is a thriving and historic city offering an excellent range of retail, leisure, commercial services and a flourishing

restaurant and cafe scene and the new Story House theatre.

It is also home to a range of primary and secondary state and independent schools including the well reputed Kings and Queens, Chester.

Home to one of the oldest racecourses in the country, which provides an extensive programme of horse racing and other events including polo, there is a variety of other leisure amenities, including first-class golfing, tennis and other recreational sports. Opportunities for walking, boating and picnicking are immediately to hand.

Chester has direct access to the motorway network, linking to Manchester, Liverpool and their airports and to the North Wales coast. A direct and frequent rail service to London Euston takes about 2 hours.



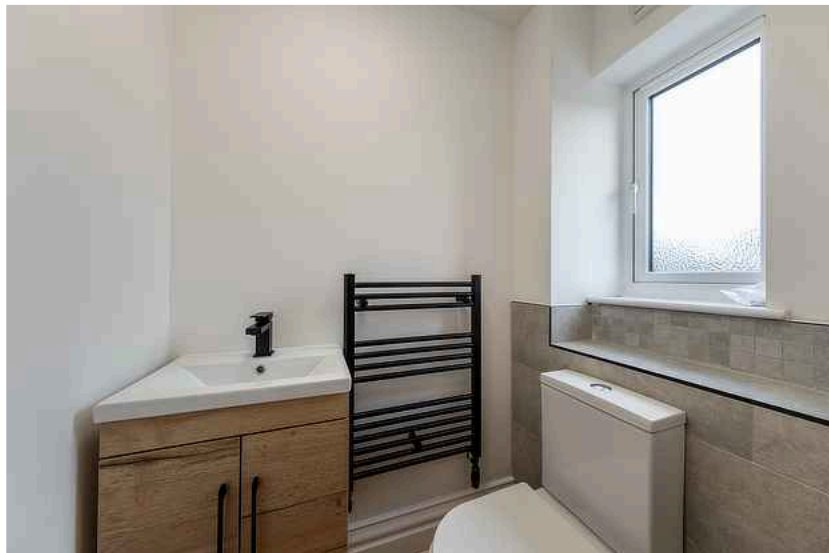
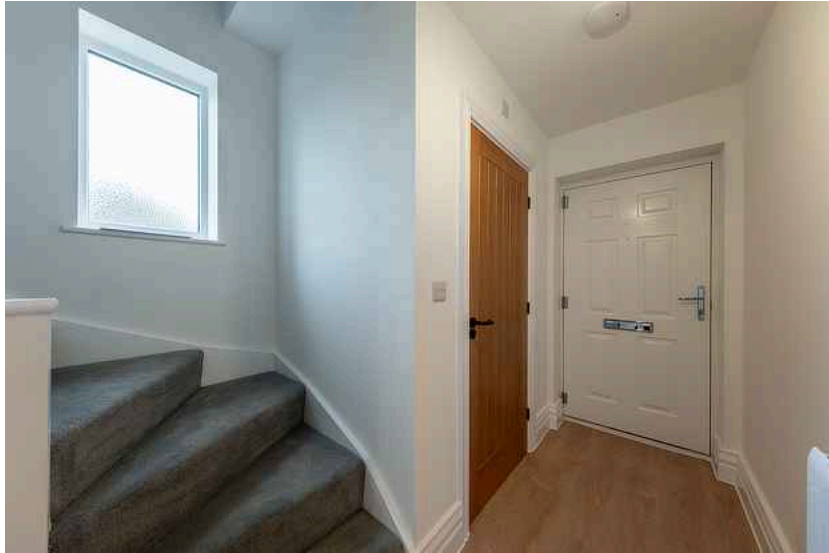




























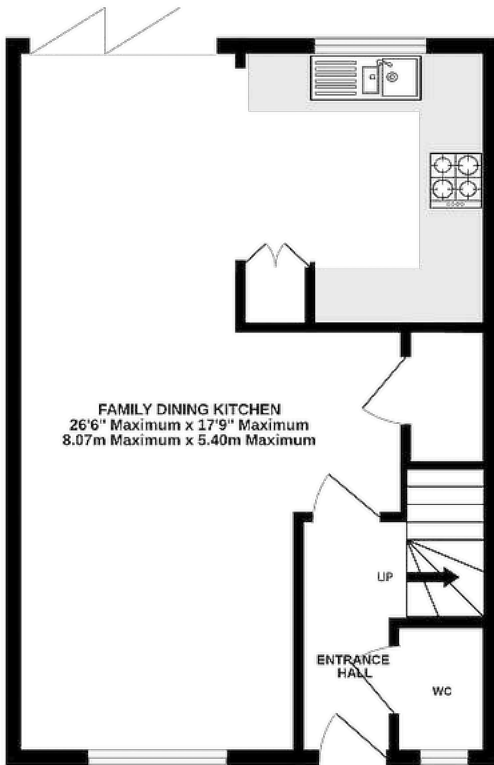






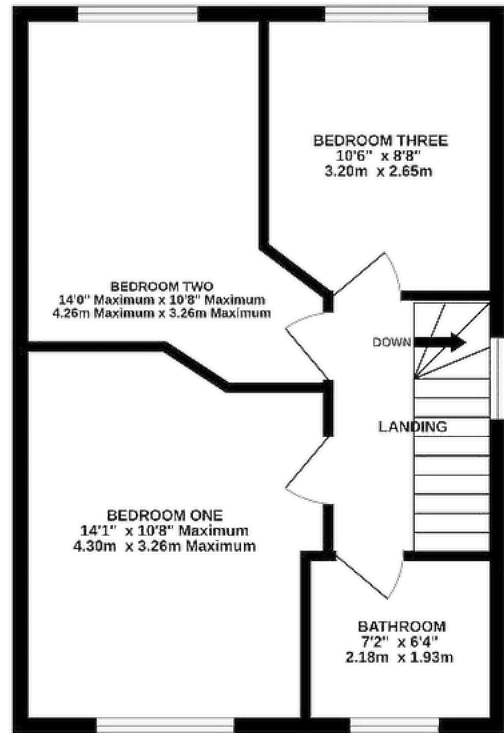
CASH ALES  
FRESH CIDER  
FROM ALL DAY

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, air-source central heating and drainage are connected.

## LOCAL AUTHORITY

Cheshire West And Chester Council.

## POSSESSION

Vacant possession upon completion.

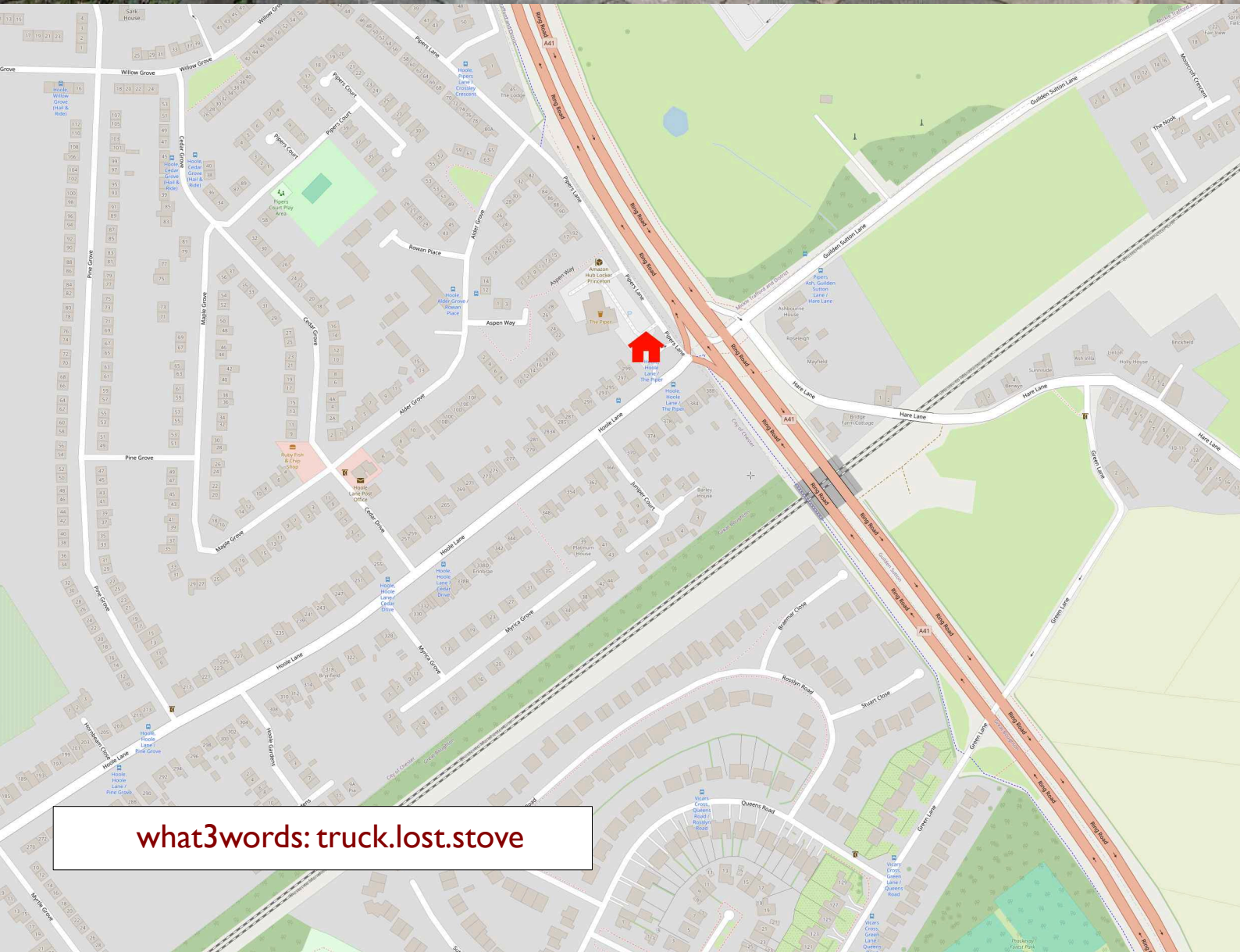
## VIEWING

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





what3words: truck.lost.stove





**Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.**

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## **EXCLUSIVE LISTINGS**

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

## **LAND & NEW HOMES**

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

## **MORTGAGES**

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

## **LETTINGS**

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

## **PROPERTY MANAGEMENT**

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.


more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold


on average  
**99.1 %**  
of asking price  
achieved

**OVER 7,000 OFFERS**






UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hincliffe Holmes

2021-2022




UNITED KINGDOM  
PROPERTY AWARDS  
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ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
CHESHIRE  
Ben Hincliffe

2022-2023



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CHESHIRE  
Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM  
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REAL ESTATE

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SINGLE OFFICE  
CHESHIRE  
Hincliffe Holmes

2023-2024



The **Negotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
AWARDS 2023  
**WINNER**  
LETTINGS

AWARDED FOR  
MARKETING | SERVICE | RESULTS





**HINCHLIFFE**  
**HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES**  
**LAND & NEW HOMES | PROPERTY MANAGEMENT**

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