

153 Westminster Road, Hoole, Chester, CH2 3AR

Cavendish
ESTATE AGENTS

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GROSS INTERNAL AREA
FLOOR 1: 293 sq. ft. FLOOR 2: 322 sq. ft.
EXCLUDED AREA: PATIO: 18 sq. ft.
TOTAL: 705 sq. ft.
NOTE: AREA EXCLUDED FROM APPROXIMATE TOTAL AREA SHOWN.

Matterport



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
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153 Westminster Road

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£200,000

* TERRACED COTTAGE WITH LONG WESTERLY FACING GARDEN TO THE REAR * A two bedroom terrace located along Westminster Road in the ever popular suburb of Hoole. The accommodation briefly comprises: living room, dining room, modern fitted kitchen with integrated appliances and small breakfast bar, first floor landing, two bedrooms, both with exposed floorboards and bathroom with white suite and shower over bath. The property benefits from UPVC double glazed windows and doors and has gas fired central heating with a combination boiler. Externally there is on street parking available along Westminster Road at the front, whilst to the rear there is a long westerly facing garden with paving, shrubbery and pathway being enclosed by brick walling and wooden fencing. There is no onward chain involved in the sale of this property.

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LOCATION

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. There is also a recently opened Coop Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

THE ACCOMMODATION COMPRISES:**LIVING ROOM**

3.45m x 3.43m (11'4" x 11'3")



UPVC double glazed entrance door, UPVC double glazed window overlooking Westminster Road, coved ceiling, ceiling light point, smoke alarm, single radiator with thermostat, cupboard housing the gas meter, cupboard housing the electric meter and electrical consumer unit, laminate wood strip flooring, chimney breast with composite stone hearth. Doorway leading through to the dining room.

**DINING ROOM**

3.48m x 3.45m (11'5" x 11'4")



UPVC double glazed window, coved ceiling, ceiling light point, single radiator with thermostat, BT Openreach master socket, wall unit housing a Worcester 24i combination central heating boiler, laminate wood strip flooring, and turned staircase to the first floor with useful built-in understairs storage cupboard, Opening to kitchen.

KITCHEN

3.45m x 2.18m (11'4" x 7'2")



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood effect worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring Candy gas hob with stainless steel splashback, chimney style extractor above and built-in Candy fan assisted oven and grill. Space for tall fridge/freezer, plumbing and space for washing machine, ceiling light point, tiled floor, two UPVC double glazed windows, and UPVC double glazed door to outside.

FIRST FLOOR LANDING

Ceiling light point, access to loft space,

smoke alarm, and single radiator. Doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE

3.45m x 3.43m (11'4" x 11'3")



UPVC double glazed window overlooking Westminster Road, coved ceiling, ceiling light point, double radiator with thermostat, exposed wooden floorboards, and built-in over stairs cupboard with shelving.

**BEDROOM TWO**

3.43m x 2.08m overall (11'3" x 6'10" overall)



UPVC double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, and exposed wooden floorboards.

BATHROOM

2.34m x 1.30m (7'8" x 4'3")



White suite with chrome style fittings comprising: panelled bath with Mira electric shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low level WC. Part-tiled walls, tiled floor, single radiator, ceiling light point, mirror fronted medicine cabinet and UPVC double glazed window with obscured glass.

OUTSIDE

To the front of the property there is on street parking available along Westminster Road. To the rear there is a long garden with split-level paved patio area and pathway with mature shrubs and trees. The garden is enclosed by brick walling and wooden fencing. Timber built garden shed and outside sensor light. Pedestrian access is available to the rear.

DIRECTIONS

From Chester City Centre proceed out towards The Bars at Boughton and at the Boughton Health Centre turn left into Hoole Lane. Follow the road over the

bridge and at the mini-roundabout proceed straight across. The property will then be found after a short distance on the left hand side.

ALTERNATIVE DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains Roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over Hoole Bridge and along Hoole Road, before taking the first turning right into Lightfoot Street. Proceed along Lightfoot Street to the mini-roundabout and turn left into Westminster Road. The property will then be found after a short distance on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West & Chester Council.

AGENTS NOTES

* There is no onward chain involved in the sale of this property.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW