

128 Westminster Road, Hoole, Chester, CH2 3AP

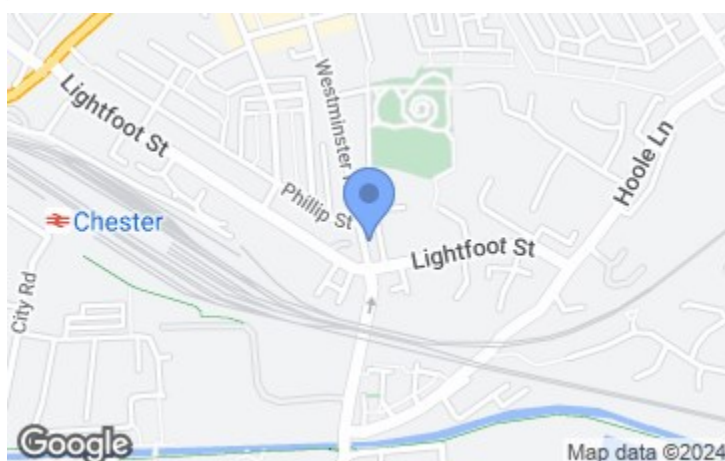
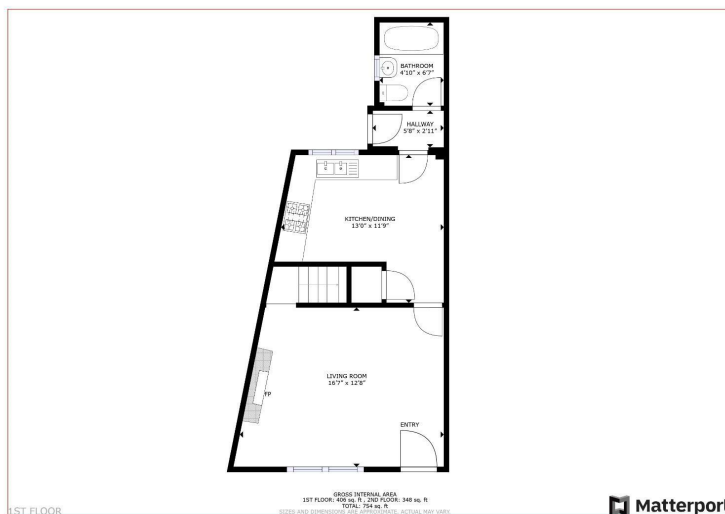
**Cavendish**  
ESTATE AGENTS

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[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
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**128 Westminster Road**  
Hoole, Chester,  
CH2 3AP

**Offers In The Region Of**  
**£215,000**

\* TWO BEDROOMS \* POPULAR AREA \* VIEWING RECOMMENDED. A beautifully presented two bedroom terraced house located in the popular suburb of Hoole. The accommodation briefly comprises: living room with feature cast-iron fireplace and 'living flame' coal-effect gas fire, dining/kitchen with built-in cooking appliances and integrated fridge/freezer, rear hall, well appointed bathroom, landing and two good size bedrooms. The property benefits from uPVC double glazed windows and has gas fired central heating. Externally there is on-street parking available along Westminster Road whilst to the rear there is a delightful courtyard enclosed by wooden fencing with a pedestrian access gate. If you are looking for a property that is ready to move into or as an investment to let out then we would strongly urge you to view.



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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**

4.42m x 3.68m (14'6" x 12'1")



Chimney breast with cast-iron fireplace, wooden surround and marble hearth housing a 'living flame' coal-effect gas fire (fire not working) and built-in storage cupboard to recess housing the gas meter, electric meter and electrical consumer board, UPVC double glazed window to front with fitted blind, single radiator, digital thermostatic heating and hot water controls, and ceiling light point. Opening with stairs leading to the first floor and door to Dining/Kitchen.

**DINING/KITCHEN**

3.84m max x 2.57m extending to 3.48m (12'7" max x 8'5" extending to 11'5")



Fitted with a modern range of cream high gloss fronted base and wall level units incorporating drawers and cupboards with laminated wood-effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring gas hob with extractor above and built-in electric oven and grill. Built-in fridge/freezer, Wall tiling to work surface areas, plumbing and space for washing machine, wall cupboard housing a Vokera Compact 29 combination gas fired central heating boiler, laminate wood strip flooring, smoke alarm, ceiling light point, single radiator with thermostat, space for small dining table and chairs and built-in under stairs storage cupboard with single power point. Door to Rear Hall.

**REAR HALL**

1.55m x 0.84m (5'1" x 2'9")

Ceiling light point, laminate wood strip flooring and uPVC double glazed door to outside. Door to Bathroom.

**BATHROOM**

1.96m x 1.50m (6'5" x 4'11")



Modern white suite comprising: panelled bath with wall mounted mixer shower over and glazed shower screen; pedestal wash hand basin with mixer tap; and low-level dual flush WC. Fully tiled walls with decorative border tile, laminate wood-effect flooring, ceiling light point, extractor fan, ladder style radiator and uPVC double glazed window with obscured glass.

**FIRST FLOOR LANDING**

With ceiling light point and access to loft space. Doors to Bedroom One and Bedroom Two.

**BEDROOM ONE**

4.67m x 3.66m (15'4" x 12')



A large bedroom with uPVC double glazed window overlooking the front, single radiator with thermostat, ceiling light point and TV aerial point.

**BEDROOM TWO**

3.78m x 2.59m (12'5" x 8'6")

uPVC double glazed window overlooking the rear, ceiling light point, and single radiator.

**OUTSIDE**

To the front of the property there is on-street parking available along Westminster Road. To the rear there is a delightful courtyard style garden enclosed by wooden fencing with a pedestrian access gate.

**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**

\* The property was newly decorated and new carpets were fitted in 2023.  
\* A full set of blinds have also been fitted.

**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 right 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 right hand side.

**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/SC**