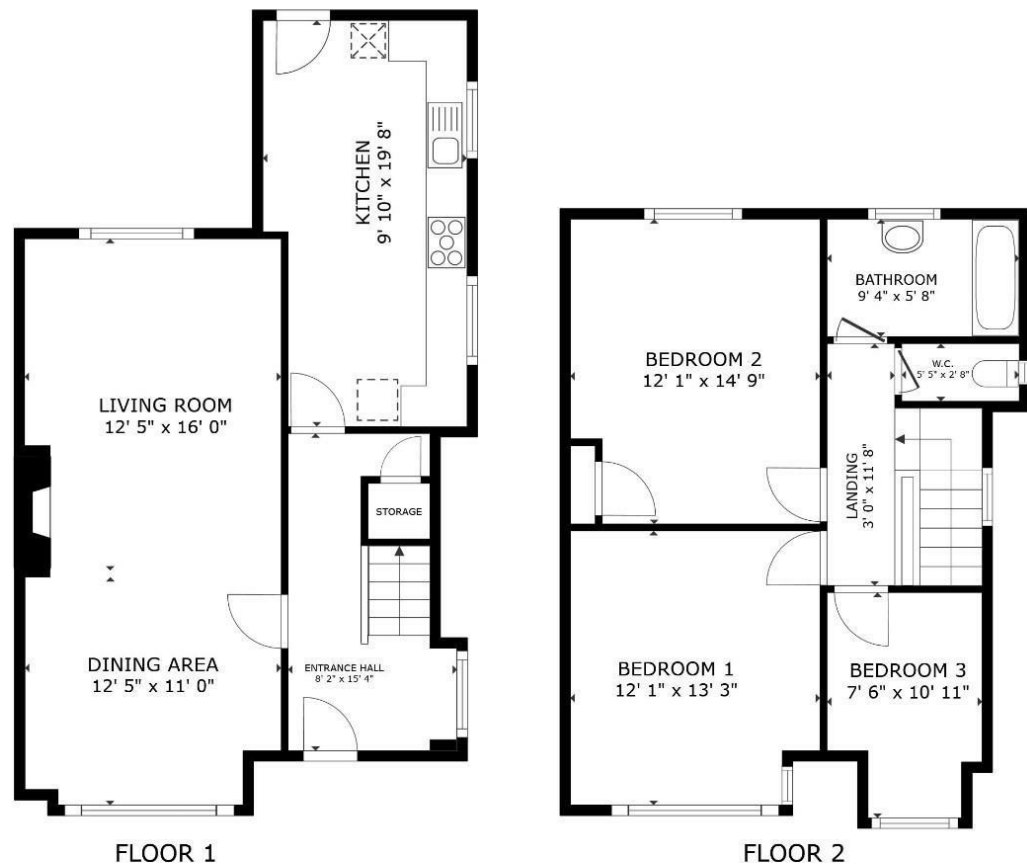
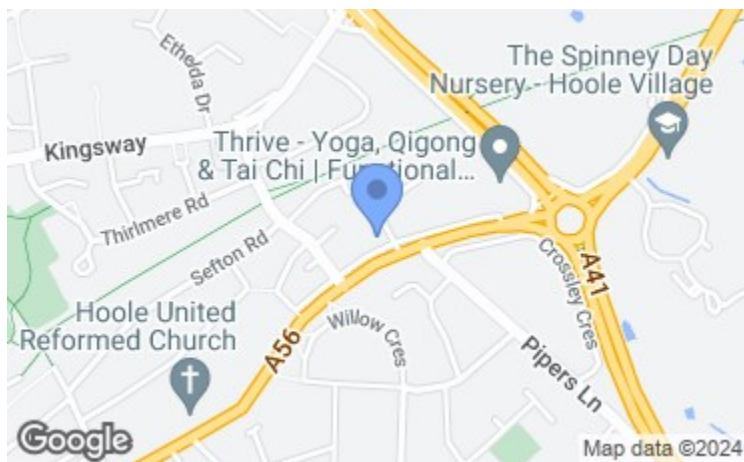


144 Hoole Road, Hoole, Chester, CH2 3NU



GROSS INTERNAL AREA
FLOOR 1 630 sq.ft. FLOOR 2 570 sq.ft.
TOTAL : 1,200 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



144 Hoole Road
Hoole, Chester,
CH2 3NU

£365,000

* LARGE CORNER PLOT POSITION * LOCATED IN THE POPULAR AREA OF HOOLE. A 1950's style three bedroom semi-detached house occupying a generous size corner plot set back from Hoole Road in the popular suburb of Hoole. The accommodation briefly comprises: open porch, entrance hallway, dual-aspect living room/dining area with polished tiled fireplace and fitted gas fire, modern fitted breakfast kitchen with integrated cooking appliances, landing, three bedrooms, bathroom and separate WC. The property benefits from UPVC double glazed windows and doors and has gas fired central heating with a modern Worcester combination condensing gas fired central heating boiler installed in 2019. Externally there are gardens to the front, side and rear, driveway parking and single brick-built garage.

Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
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www.cavendishproperties.co.uk



www.cavendishproperties.co.uk

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 Co op Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area. The property is also extremely convenient for access to the national motorway network via the M53, providing easy access to Manchester, Liverpool and North Wales. The city centre is within easy reach as is the main line railway station. Chester's main railway station has regular train services and a 2 hour intercity service to London Euston.

THE ACCOMMODATION COMPRISES:**PORCH**

Canopy style porch with tiled step, outside lantern style light and UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

4.57m x 1.96m (15' x 6'5")



Ceiling light point, plate rack, Hive central heating controls, staircase to first floor with built-in understairs storage cupboard, UPVC double glazed bay window to side, telephone point, cupboard housing the electric meter, and double radiator with thermostat. Doors to the living room/dining area and kitchen.

Grove and the service road that runs parallel with Hoole Road.

TENURE

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

COUNCIL TAX

* Council Tax Band D - Cheshire West and Chester.

AGENT'S NOTES

* Mains gas, electricity, water and drainage are connected.
* The Worcester boiler was installed in December 2019.

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.

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.

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.

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

SINGLE GARAGE

5.11m x 2.59m (16'9" x 8'6")



Roller shutter door, single glazed window, and side personal door.

OUTSIDE REAR



To the rear there is a courtyard style garden with mature shrubs being enclosed by wooden fencing.



SITE PLAN



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 onto Hoole Road. Follow the Hoole Road (A56) past Newton Lane past the playing fields and church and then take the turning left after Mannings Lane South into Woodfield Grove. The property will then be observed on the left hand side at the corner with Woodfield

LIVING ROOM/DINING AREA

7.49m x 3.63m (24'7" x 11'11")



UPVC double glazed bay style window overlooking the front, two double radiators with thermostats, coved ceiling, three wall light points, polished tile fireplace and hearth with fitted gas fire, and UPVC double glazed picture window overlooking the rear.



BREAKFAST KITCHEN

5.44m x 2.54m extending to 2.90m (17'10" x 8'4" extending to 9'6")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted five-ring Neff gas hob with chimney style extractor above with built-in Neff electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, space for tall fridge/freezer, wall tiling to work surface areas, tall cupboard housing a Worcester combination condensing gas fired central heating boiler, recessed LED ceiling spotlights, small breakfast bar, double radiator with thermostat, tiled floor, two UPVC double glazed windows to the side, and UPVC double glazed door to outside,



LANDING

UPVC double glazed window with obscured glass to side,

ceiling light point, and access to loft space. Doors to bedroom one, bedroom two, bedroom three, bathroom and separate WC.

BEDROOM ONE

3.51m x 2.69m (11'6" x 8'10")



UPVC double glazed bay style window overlooking the front, two ceiling light points, and double radiator with thermostat.

BEDROOM TWO

4.27m x 3.51m (14' x 11'6")



Ceiling light point, double radiator with thermostat, built in storage cupboard with shelving, and UPVC double glazed window overlooking the rear.

BEDROOM THREE

3.07m into bay x 2.18m (10'1" into bay x 7'2")

UPVC double glazed bay window to front, ceiling light point, and double radiator with thermostat.

BATHROOM

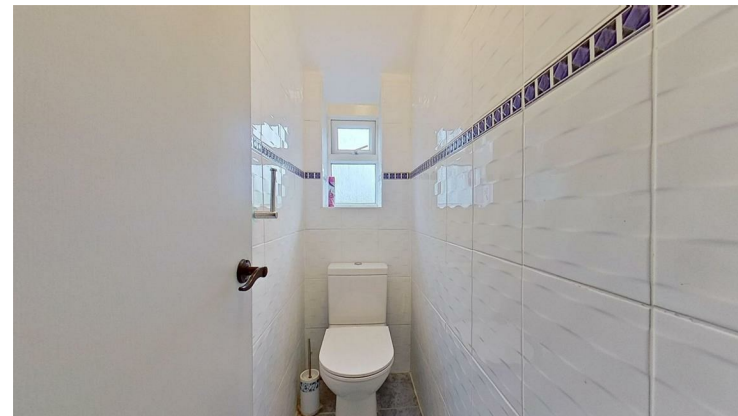
2.69m x 1.63m (8'10" x 5'4")



Comprising: panelled bath with shower over, shower curtain and rail; and pedestal wash hand basin with mixer tap. Fully tiled walls, double radiator, tiled floor, ceiling light point, and UPVC double glazed window with obscured glass.

SEPARATE WC

1.80m x 0.71m (5'11" x 2'4")



Low level dual-flush WC, fully tiled walls, ceiling light point, tiled floor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT & SIDE



The property occupies a generous corner plot position with lawned gardens to the front and side with mature shrubbery being enclosed by hedging, a low brick wall and mature trees. Outside spotlight and external gas meter cupboard. A driveway from Woodfield Grove leads to a single brick built garage.

