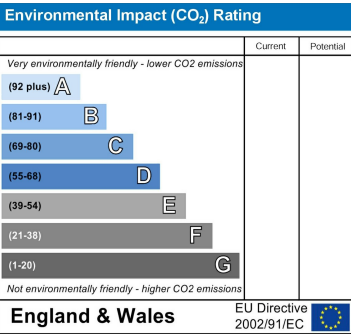
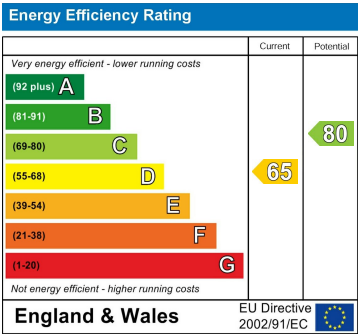
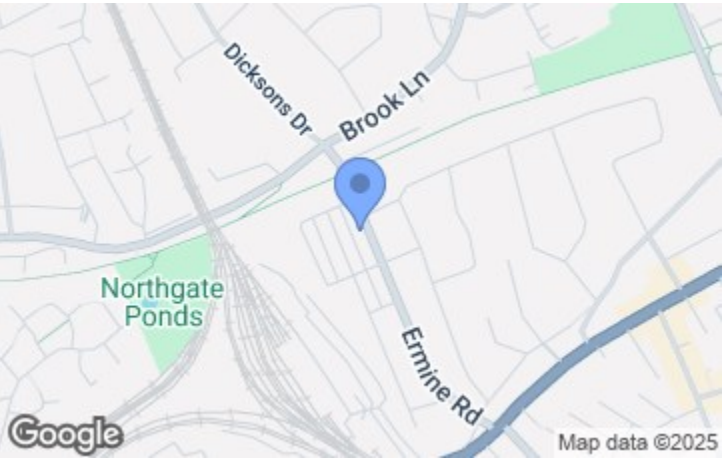


117 Ermine Road, Hoole, Chester, CH2 3PP



Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



117 Ermine Road

Hoole, Chester,
CH2 3PP

No Onward Chain
£400,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



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* LARGE PERIOD HOUSE * THREE RECEPTION ROOMS, FIVE BEDROOMS & LOFT ROOM. An attractive five bedroom house conveniently situated along Ermine Road in the popular suburb of Hoole. The accommodation briefly comprises: entrance porch, reception hallway with Minton tiled floor, living room with bay window and decorative cast-iron fireplace, dining room which is open-plan to the kitchen, separate sitting room with French doors to outside, utility room, cloakroom/WC, first floor landing, three bedrooms, each with original cast-iron fireplaces, a well appointed bathroom and shower room, second floor landing, two further bedrooms, each with original cast-iron fireplaces, and a converted loft room with double glazed Velux roof light and exposed brickwork. The property benefits from gas fired central heating with a condensing combination boiler. Externally there is a small easy to maintain garden at the front with brick boundary wall and metal railings. To the rear there is a small courtyard with decorative stone, timber built garden store and pedestrian access. There is no onward chain involved in the sale of this property.

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. 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:

PORCH

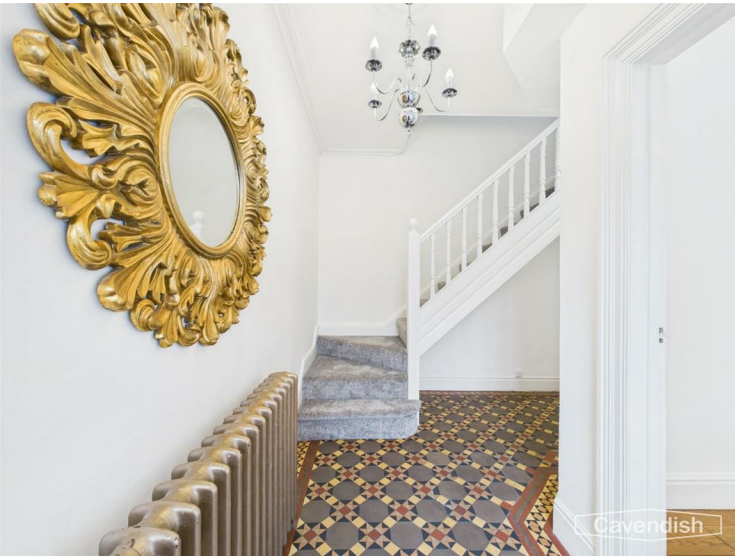


Open porch with tiled floor and outside light. Wooden panelled entrance door with glazed inserts and glazed side windows to the reception hall.

RECEPTION HALL



Decorative Minton tiled floor, column style radiator, coved ceiling, moulded ceiling rose with light point, smoke alarm, fitted cupboard housing the electric meter and electrical consumer board, hanging for cloaks, recessed LED ceiling spotlight, and turned spindled staircase to the first floor. Doors to living room and dining room/kitchen.



OUSIDE REAR



To the rear there is a small courtyard enclosed by brick walling with decorative stone, and useful timber built garden store. Pedestrian access available to the rear.

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. Take the first turning left into Ermine Road. Follow Ermine Road, past the turnings for South Avenue and Gresford Avenue. The property will then be found on the left hand side, at the corner with Waverley Terrace.

TENURE

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

COUNCIL TAX

* Council Tax Band C - Cheshire West and Chester.

AGENTS NOTES

- * Services - we understand that mains gas, water, electricity and drainage are connected
- * The gas central heating boiler was last serviced on 13 August 2025.
- * Some of the photos may be virtually staged.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*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 - REFERRALS

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.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW



STORE CUPBOARD
2.26m x 1.35m (7'5" x 4'5")

OUTSIDE FRONT



To the front there is a small easy to maintain garden with decorative stone being enclosed by brick walling with metal railings and a gated pathway to the entrance porch. Outside water tap.



SHOWER ROOM
2.84m x 1.47m (9'4" x 4'10")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Triton electric shower, glazed shower screen and glazed door; low level dual-flush WC; and pedestal wash hand basin. Part-tiled walls, decorative tiled floor, chrome ladder style towel radiator, ceiling light point, fitted wall mirror, and UPVC double glazed window with obscured glass.

SECOND FLOOR LANDING
4.24m x 1.52m (13'11" x 5')

Smoke alarm, wall light point, spindle balustrade, and glazed roof light. Doors to bedroom four, bedroom five, loft room and store cupboard.

BEDROOM FOUR
4.19m max x 3.35m max (13'9" max x 11' max)



UPVC double glazed window overlooking Ermine Road, chimney breast with decorative cast-iron fireplace, single radiator, and wall light point. (With restricted head height).

BEDROOM FIVE
4.39m x 2.74m plus recess (14'5" x 9' plus recess)



UPVC double glazed window overlooking Ermine Road, decorative cast-iron fireplace, single radiator, and wall light point. (With restricted head height).

LOFT ROOM
5.16m x 3.68m (16'11" x 12'1")



Double glazed Velux roof light, two ceiling light points, smoke alarm, wooden pillar, single radiator with thermostat, laminate wood strip flooring, access to eaves storage area, feature exposed brickwork, and decorative secondary glazed coloured glass leaded semi-circular window. (With restricted head height).

LIVING ROOM
4.90m plus bay x 3.58m (16'1" plus bay x 11'9")



UPVC double glazed bay window overlooking Ermine Road and UPVC double glazed window to side, coved ceiling, ceiling light point, smoke alarm, column style radiator, telephone master socket, oak wood strip flooring, and decorative cast-iron fireplace with tiled hearth.

DINING ROOM



Two UPVC double glazed windows, coved ceiling, mains connected smoke alarm, ceiling light point, column style radiator, and oak wood strip flooring. Part-glazed door to utility room, and open-plan to the kitchen.

KITCHEN
3.99m x 3.10m (13'1" x 10'2")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with quartz worktops and matching upstands incorporating a small breakfast bar. Free-standing Montpellier range style cooker with five-ring gas hob, gas oven and pan store with splashback and extractor above. Plumbing and space for dishwasher, ceiling light point, spotlighting, column style radiator, slate tiled floor, UPVC double glaze window overlooking Ermine Road, and small UPVC double glazed window overlooking the courtyard, Part-glazed door to sitting room.



SITTING ROOM

4.04m x 3.51m (13'3" x 11'6")



Recessed LED ceiling spotlights with dimmer switch control, UPVC double glazed window with obscured glass, column style radiator, oak wood strip flooring, fitted cupboard housing a Glow Worm Ultimate 35C condensing gas fired central heating boiler, provision for wall mounted flat screen television, and UPVC double glazed double opening French doors with double glazed side windows to the rear courtyard.

UTILITY ROOM

2.92m x 1.70m (9'7" x 5'7")



Fitted with a range of storage cupboards with a laminated granite effect worktop and tiled splashback, plumbing and space for washing machine, decorative Minton tiled floor, and ceiling light point. Door to cloakroom/WC.

CLOAKROOM/WC

1.98m x 1.65m (6'6" x 5'5")



Comprising: low level WC, and pedestal wash hand basin. Part-tiled walls, column style radiator, fitted wall mirror, glass shelf, quarry tiled floor, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

LANDING

5.99m x 1.70m (19'8" x 5'7")



Two ceiling light points, column style radiator, spindle balustrade, thermostatic heating controls. and spindled staircase to the second floor, Doors to bedroom one, bedroom two, bedroom three, bathroom and shower room.

BEDROOM ONE

4.90m plus bay x 3.56m (16'1" plus bay x 11'8")



UPVC double glazed bay window overlooking Ermine Road and UPVC double glazed window to side, recessed LED ceiling spotlights, coved ceiling, column style radiator, and chimney breast with decorative cast-iron fireplace and tiled inlays.

BEDROOM TWO

3.99m x 3.38m (13'1" x 11'1")



UPVC double glazed window overlooking Ermine Road, recessed LED ceiling spotlights, coved ceiling, column style radiator, and chimney breast with decorative cast-iron fireplace.

BEDROOM THREE

3.20m plus door recess x 3.12m max (10'6" plus door recess x 10'3" max)



UPVC double glazed window overlooking Ermine Road, recessed LED ceiling spotlights, coved ceiling, column style radiator, and chimney breast with decorative cast-iron fireplace.

BATHROOM

2.54m x 2.11m (8'4" x 6'11")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap, Triton mixer shower over and glazed shower screen; pedestal wash hand basin; low level dual-flush WC. Part-tiled walls being fully tiled to bath and shower area, ceiling light point, three downlights, decorative tiled floor, chrome ladder style towel radiator, illuminated wall mirror, fitted glass shelf. and UPVC double glazed window with obscured glass.