



# 121 HOOLE LANE

Chester

**Rickitt**  
Partnership

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## Period terraced property in Hoole

Mid terraced house ♦ In need of some work ♦ Two bedrooms ♦ Sitting Room ♦ Kitchen ♦ Courtyard garden ♦ NO CHAIN ♦ EPC D

### Description

A pleasant mid terraced two bedroomed house located in Hoole, close to all the amenities the area has to offer. The property is in need of some modernisation. The house has a sitting room, kitchen, inner hall, downstairs bathroom and two bedrooms on the first floor. There is an enclosed small courtyard garden to the rear.

### Sitting Room

Exposed brick work fireplace with inset gas fire. Fitted corner cupboard. Double glazed window to front.

### Kitchen

Open staircase to first floor. Range of base and wall units with granite effect work surface above and sink unit with mixer tap. Space for cooker, extractor fan above. Space for washing machine. Tiled splash back. Wall mounted gas fired boiler. Double glazed window to rear.

### Inner Hall

Part double glazed door and double glazed window to side.

### Bathroom

Bath with mixer tap and separate hand held shower head, low level WC and hand wash basin. Tiled walls. Frosted double glazed window to side. Radiator.

### First Floor Landing

Access to loft.

### Bedroom One

Double glazed window to front.

### Bedroom Two

Window to rear. Radiator.





## Outside

To the front of the house is a small area with steps to the front door. To the rear is an enclosed small courtyard garden with a rear gate to the pedestrian access.

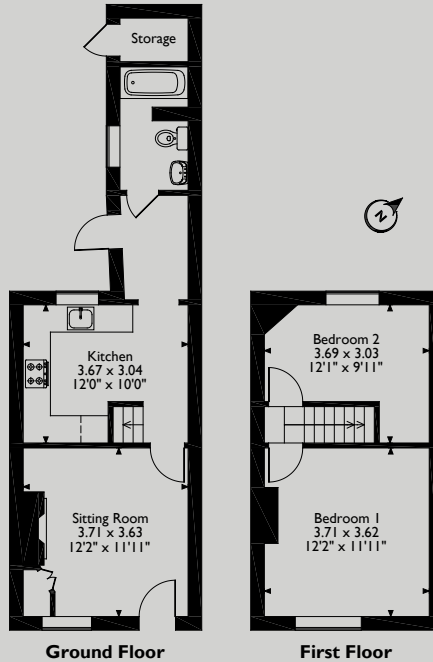
### Property Information

The council tax is band B. We understand the property is freehold, with mains water, electricity and drainage connected. Gas fired central heating and hot water.



# Floorplans

121 Hoole Lane, Hoole, Chester  
Approximate Gross Internal Area  
Main House = 58 Sq M/624 Sq Ft  
Outbuilding = 1 Sq M/11 Sq Ft  
Total = 59 Sq M/635 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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