

HUMPHREYS

ESTATE & LETTING AGENTS



74 HOOLE LANE, HOOLE,  
CHESTER, CH2 3DX

£279,950

3 BEDS | 1 BATHS | 2 LIVING

SALES

e: [chestersales@humphreysofchester.co.uk](mailto:chestersales@humphreysofchester.co.uk)

t: 01244 401100

[WWW.HUMPHREYSOFCHESTER.CO.UK](http://WWW.HUMPHREYSOFCHESTER.CO.UK)



Located in the popular suburb of Hoole is this three bedroomed mid terraced home which offers spacious living accommodation across its three floors and to the rear is a pleasant walled garden. The home features well presented accommodation throughout and should catch the eye of many a buyer. The location is extremely convenient for easy access into Chester city Centre and connections to the main railway station and national road networks, and there is a wide choice of shopping outlets within easy walking distance. Viewing is highly recommended!

Passing through the open tiled storm porch at the front, entry into the home is granted through its UPVC double glazed entrance door into the Hallway. From here there is a staircase which leads to the first floor and there are two reception rooms in total, with the Living Room located to the front of the home and it features an attractive fireplace and hearth with an inset living gas flame fire. The Dining Room is positioned behind, with wood effect laminate flooring and a glazed wooden door provides access into the Kitchen which features a range of white fronted wall, base and drawer units with accompanying fittings and stone effect laminate work surfacing with an inset sink & drainer, 4 ring gas hob and there is built under electric oven and grill. There is plumbing/space for further kitchen appliances, and there is external door access to the garden from here.





The first floor landing provides access to two bedrooms on this floor and the Bathroom. The Main bedroom spans the full width of the property and is particularly spacious and airy in feel. The second bedroom is also a double room and enjoys views over the garden and towards the Shropshire Union Canal behind. Both bedrooms are well served by the Bathroom which has undergone a modern makeover during our client's residency. It is fitted with a four itemed white suite which comprises a corner shower tray and screen enclosure with an exposed valve mixer shower unit with dual head dispenser, panelled bath, semi-pedestal wash hand basin and low level WC. There is good storage space available with the bathroom with built in cupboard, one of which contains the Worcester gas combination central heating boiler.



A staircase from the first floor landing leads to the third bedroom, which is another good-sized room and it currently being used a home office by clients.



Externally to the rear there is a well enclosed walled garden which is laid to paving and it features raised brick borders with shrubbery and trellis fencing with climbers. There is side gated access into a communal alley. The area falls within a parking permit controlled zone and permits can be obtained (at an annual cost and subject to availability) from CWAC council.

The property is connected to all mains services. GCH and UPVC double glazing are installed.



## LOCATION

Hoole is one of Chester's most popular locations offer an array of quality day-to-day amenities with a great mixture of independent shopping outlets, public houses and restaurants. Hoole also conveniently located being only minutes away from access to the motorway network and within walking distance of Chester Railway Station, and Chester city centre is approximately 5-10 minutes travelling distance by car.

## DIRECTIONS

Proceed out of Chester along the A56 Hoole Way which continues into Hoole Road. Continue on and turn right into Canadian Avenue. Continue to the end of Canadian Avenue and at the mini roundabout turn right into Hoole Lane. Continue on, passing over the railway bridge and proceed on where the property will be observed on the left hand side, clearly marked by our Humphreys for sale notice.

## ACCOMMODATION

with approximate room sizes, briefly comprises:-

### HALLWAY

11' 3" x 3' 2" (3.43m x 0.97m)

### LIVING ROOM

11' 9" x 11' 1" (3.58m x 3.38m)

### DINING ROOM

14' 8" x 12' 9" (4.47m x 3.89m)



**KITCHEN**

11' 5" x 8' 4" (3.48m x 2.54m)

**LANDING****BEDROOM ONE**

13' 7" x 11' 8" (4.14m x 3.56m)

**BEDROOM TWO**

12' 8" x 9' 1" (3.86m x 2.77m)

**BATHROOM**

8' 6" x 8' 3" (2.59m x 2.51m)

**LANDING****BEDROOM THREE**

11' 5" x 8' 4" (3.48m x 2.54m)

**EPC RATING**

D

**TENURE**

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

**COUNCIL TAX**

Cheshire West and Chester Council - Band C

**VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.











H U M P H R E Y S  
ESTATE & LETTING AGENTS

[WWW.HUMPHREYSOFCHESTER.CO.UK](http://WWW.HUMPHREYSOFCHESTER.CO.UK)

