




42 Hoole Road



This impressive 5-bedroom Victorian semi-detached house sits on one of Hoole's most desirable tree-lined streets. The current owners have loved living here, carefully preserving the original period features while creating a home that works perfectly for modern family life.









The ground floor layout is particularly well thought out. You have three generous reception rooms that connect beautifully – perfect for family living where you need flexible space for different activities. The sitting room is ideal for relaxing, the dining room handles family meals and dinner parties with ease, and the third reception area off the kitchen makes family time a pleasure.



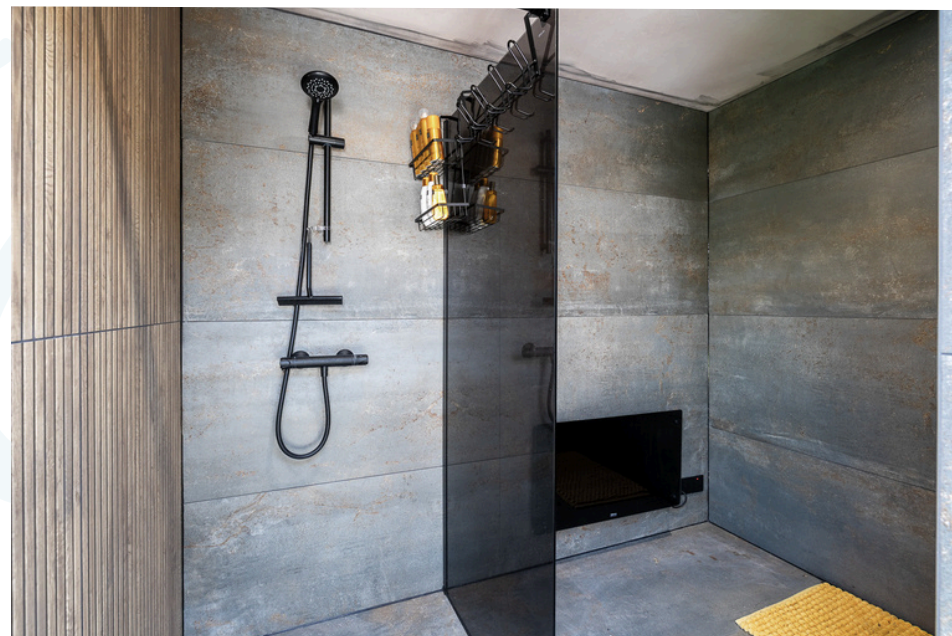




The kitchen is the real heart of the home - modern, well-equipped and spacious enough for family breakfasts and entertaining friends. Just off the kitchen, there's a separate utility room that keeps the washing and drying out of the way, plus a useful study that's perfect for working from home or helping with homework. The downstairs WC adds real convenience, especially when you have guests.



Upstairs, the accommodation is equally impressive. The first floor houses the principal bedroom, which is a proper retreat with generous proportions, a walk-in wardrobe that provides excellent storage, and a well-appointed en-suite shower room.





The two other bedrooms on this floor are both good-sized that share access to a beautifully fitted family bathroom. Head up to the second floor and you'll find two more bedrooms - great for children, guests, or even home offices - plus another full bathroom, meaning no morning queues.







The outdoor space is a real bonus for a central Hoole location. The private rear garden provides a peaceful retreat from busy life, with mature planting and enough space for children to play safely. The outbuilding offers fantastic potential – it could easily work as a home gym, art studio, or teenagers’ den. The hot tub area with its own shower room feels like a luxury hotel touch, perfect for relaxing after long days. Perhaps most impressive of all is the parking provision – space for at least four cars accessed from the rear, which is genuinely rare to find in such a central Hoole location.



The location couldn't be better for family life. Hoole High Street is just a short walk away, offering an excellent range of independent shops, cafes, and restaurants that give the area its distinctive village feel. There are several well-regarded schools within easy reach, from primary through to secondary level.

Chester city centre is easily accessible for work or shopping, while the surrounding Cheshire countryside is perfect for weekend adventures. Local parks provide green space for children to play and families to enjoy, and the transport links are excellent whether you're commuting by car or public transport.



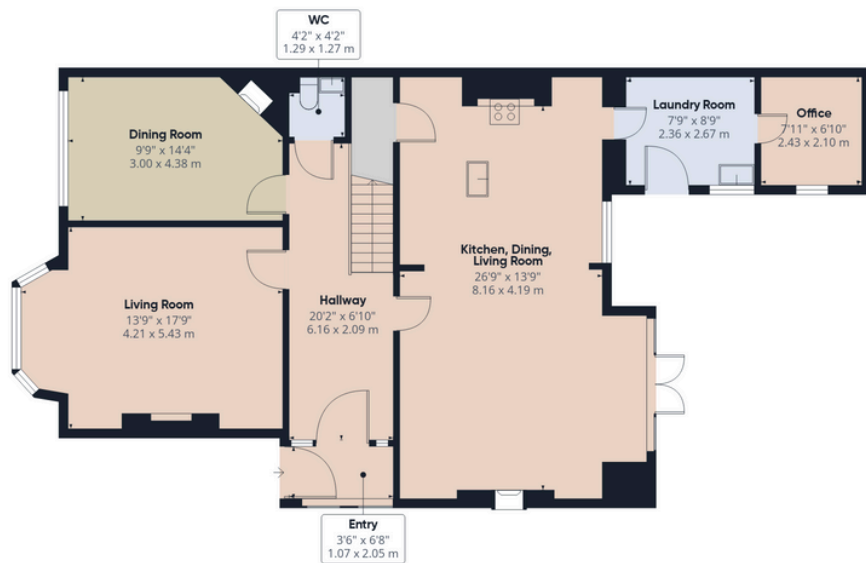


Key features:

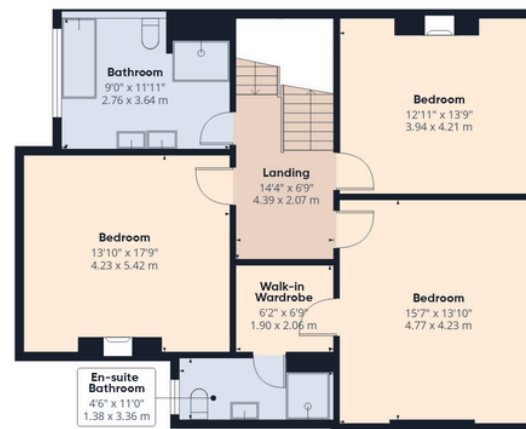
- Period property
- Modernised throughout
- Driveway parking to rear
- Private rear garden
- Three reception rooms
- Seamless flow throughout
- Very desirable location
- Over 2,400 square feet of living space

Disclaimer:

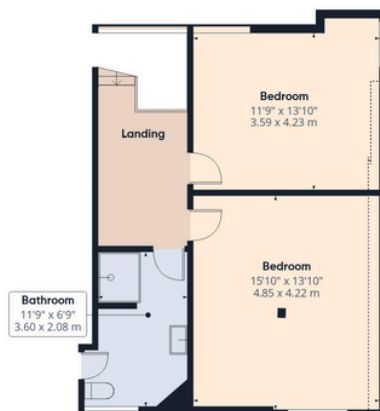
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2435 ft²

226.2 m²

Reduced headroom

20 ft²

1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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