



Greenbank Road
HOOLE, CHESTER

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A beautifully extended four-bedroom family home, offering spacious open-plan living space and situated on a highly desirable road in the popular area of Hoole, close to all amenities.



FEATURES

- Four bedroom semi-detached home
- Two bathrooms
- Garage and EV Charging Point
- Garden office and off road parking
- Garden and decking area
- Walking distance to Hoole and Chester
- Planning permission for dormer extension



DESCRIPTION

This attractive property boasts a spacious gravel driveway to the front, providing ample off-road parking. To the rear, there is a generous lawned garden complemented by a large decking area, ideal for outdoor entertaining. A versatile garden office with electricity and internet connectivity offers the perfect space for remote working. Additionally, there is a garage currently utilised as a workshop and store.

Internally, the home opens into a welcoming entrance hall featuring a built-in bench and understairs storage. There is also a downstairs W.C. The cosy living room features a large bay window with elegant plantation shutters and a charming wood-burning stove.

At the heart of the home is an extended open-plan kitchen, living, and dining area, designed for modern family living. Skylights and French doors flood the space with natural light and provide seamless access to the garden and decking area. The contemporary kitchen combines style and practicality, with sleek cabinetry offering ample storage, wooden worktops, and high-quality appliances including a stainless-steel splashback, five-ring Neff hob, extractor and double oven, integrated Smeg dishwasher, and space for a full-height fridge/freezer.

A separate utility room provides additional storage, plumbing for laundry appliances, and side door access to the garden and garage.

The first floor comprises three well-proportioned double bedrooms and a stylish family bathroom. Bedroom two features fitted wardrobes with automatic internal lighting and a built-in dressing area, while bedrooms three and four also benefit from fitted storage. The family bathroom is finished



with a sleek white suite, classic subway tiling, and contemporary black mixer taps and finishes. The second floor hosts the principal bedroom suite with storage and an en-suite shower room. Planning permission has been granted for a rear dormer extension, providing the option to create a larger principal suite (Application Number: 22/03465/LDC).

SITUATION

Greenbank Road is a highly sought-after residential location situated just a short stroll from the vibrant suburb of Hoole, renowned for its charming, community-driven atmosphere and exceptional selection of independent shops, restaurants, bars, and amenities. Recently recognised by The Times as one of the coolest places to live in the UK, Hoole combines a trendy yet welcoming ambiance. Lime Wood Park, Alexandra Park, and several well-regarded primary schools and nurseries are also situated close by. Chester's historic city centre is within walking distance, offering a rich blend of shopping, dining, and cultural experiences. From the iconic Chester Rows to scenic riverside walks along the River Dee, the city presents a perfect mix of heritage and modern convenience. Beyond the city centre, there are several out-of-town retail parks, including the nearby Cheshire Oaks. There is convenient access to the M53 and A55, providing good transport connections to Warrington, Liverpool, Manchester, and North Wales. Chester railway station is within walking distance offering direct travel to London, and Manchester and Liverpool airports can be reached in approximately 45 minutes by car.







TENURE

Freehold

COUNCIL TAX

Band D

METHOD OF SALE

Private Treaty

SERVICES

All mains services.

VIEWINGS

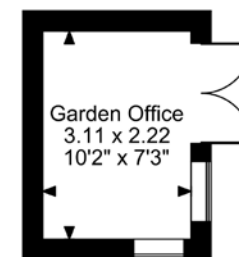
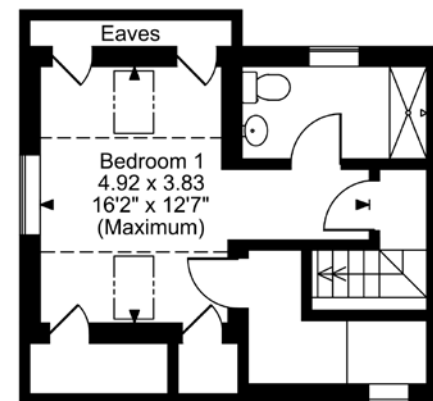
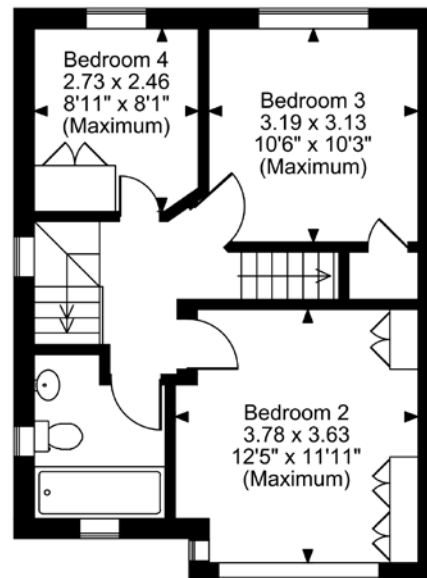
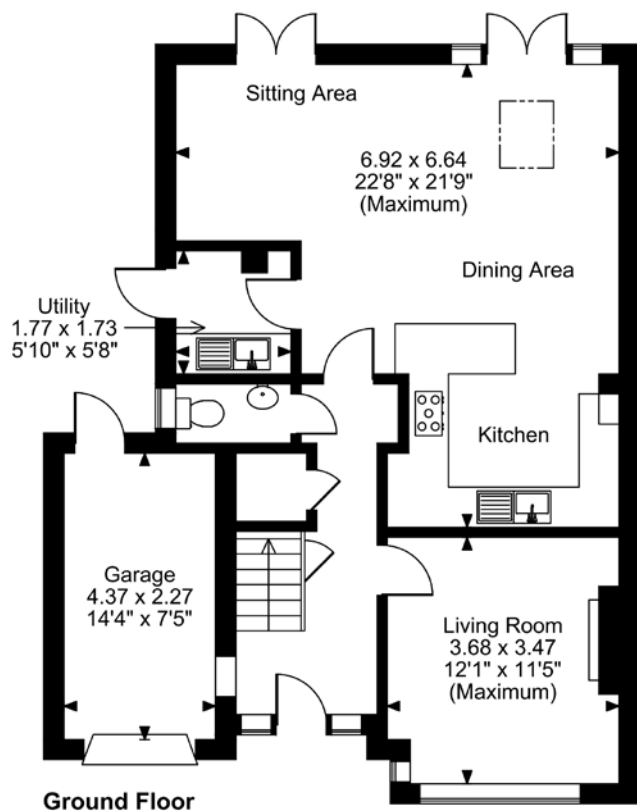
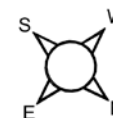
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Greenbank Road, Chester
Approximate Gross Internal Area
Main House = 1349 Sq Ft/125 Sq M
Garage = 105 Sq Ft/10 Sq M
Garden Office = 74 Sq Ft/7 Sq M
Total = 1528 Sq Ft/142 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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