



Greenbank Road

HOOLE, CHESTER

LegatOwen
RESIDENTIAL

Greenbank Road

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A well proportioned two bedroom semi-detached home offering excellent potential, character features throughout and situated in a highly desirable residential street in Hoole.



FEATURES

- Semi-detached
- Private drive and off road parking
- Walking distance to Hoole and Chester
- Low maintenance garden
- Garage
- Development and renovation potential
- Desirable residential location

DESCRIPTION

To the front of the property, a generous gravel driveway provides ample off-road parking, continuing along the side of the property towards a detached garage. The rear offers a low-maintenance courtyard-style garden, with a blend of hard landscaping and mature planting, creating a private and practical outdoor space.

Upon entering, you are welcomed into a spacious and versatile living room showcasing a wealth of period charm. This impressive room features a traditional bay window, a striking copper-toned tapered fireplace set above a brick hearth with gas fire, decorative stained-glass windows, and a wooden staircase complemented by wrought-iron balustrades. A side door provides convenient access to the garden and driveway. Throughout the property, the diamond-lead lattice windows add to the home's distinctive style.

From the main living space, a separate sitting room offers additional versatility, complete with a large window and feature fireplace. Also from the main living space is access to a galley-style kitchen, fitted with base and wall units, a built-in oven, four-ring hob, and a washing machine.

To the first floor there are two well-proportioned double bedrooms. The property was originally configured as a three-bedroom home, presenting the opportunity to reconfigure and reinstate a third bedroom if desired. The main bedroom benefits from fitted wardrobes. A fully tiled family bathroom includes a bath with shower over, wash basin, fitted wooden cabinetry, and houses the boiler. A separate WC sits adjacent to the bathroom.



In need of refurbishment, the house presents excellent development and renovation potential, with great scope to transform it into a delightful, personalised residence.

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

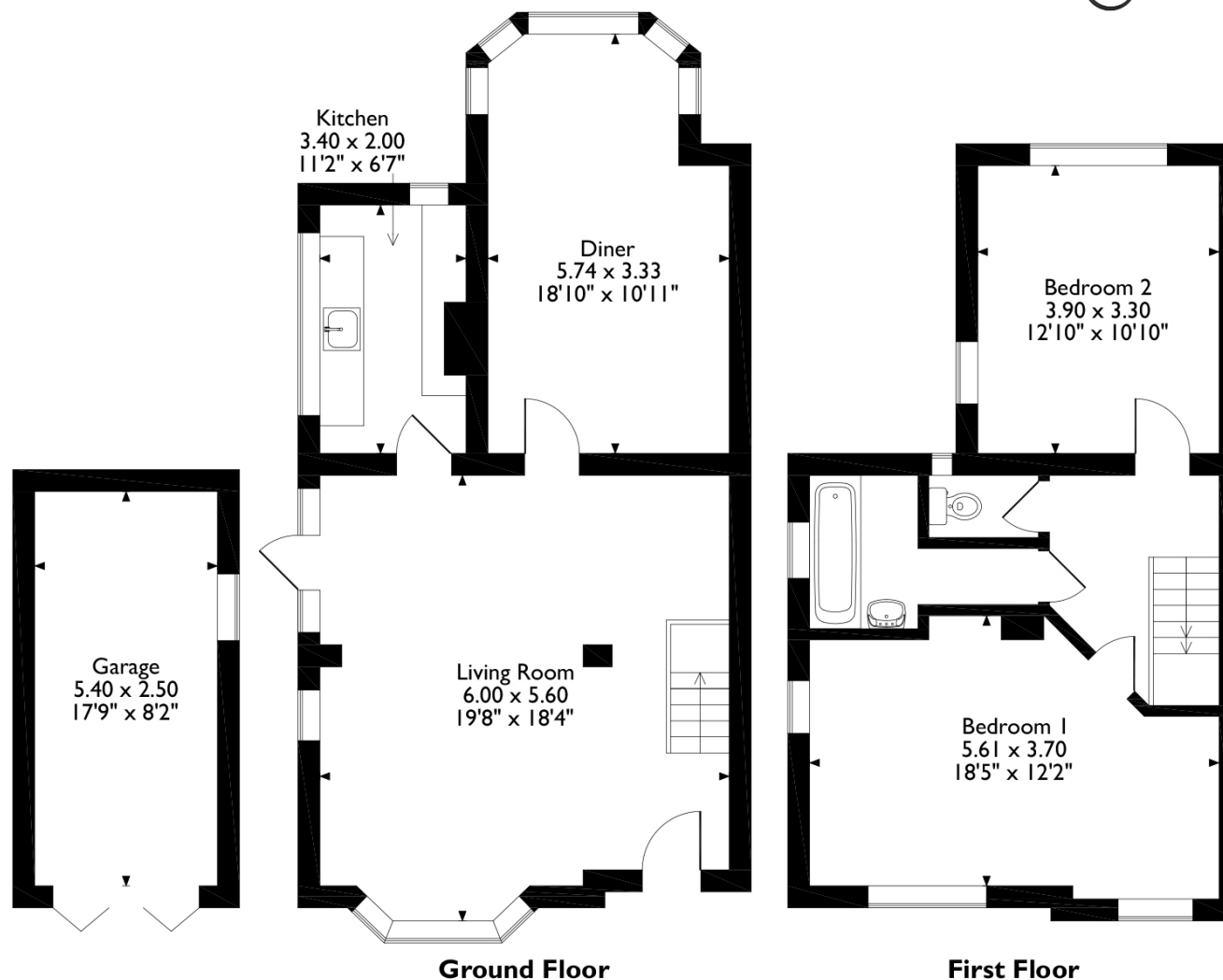
VIEWINGS

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FLOORPLAN

Approximate Gross Internal Area
Main House = 105 Sq M/1130 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 119 Sq M/1281 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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