

# HADLEY HOMES



58 Westminster Road

Hoole, Chester, CH2 3AU

Asking price £325,000





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Upon entering, you are greeted with a larger-than-average hallway which allows plenty of space for coats and shoe storage plus there is a door leading through to the open-plan living space. The lounge to the front of the property houses a beautiful electric fire proving a focal point to the room plus there are bespoke window shutters. Cardene flooring flows through to the family room which is flooded with natural light via the French doors which lead out to the courtyard. In recent years the kitchen was completely re-fitted with a modern arrangement of wall and base units complete with quartz worksurfaces and integrated appliances. The kitchen is open through to the dining room, which has a huge window looking out to the courtyard creating a bright and airy room. To complete the ground floor at the rear of the property there is both an office/store room and utility room/WC. The utility has been fitted with an arrangement of storage units with space remaining for both washing machine and dryer. There is also a dual flush WC and wash hand basin.

On the first floor, the landing has internal doors leading to the two bedrooms and family bathroom. There is also a turned staircase rising to the second floor. The master bedroom spans the width of the property so is a fantastic size and has an internal door leading to an ensuite shower room. The ensuite is fitted with a three-piece white suite to include a stand-in shower and attractive tiling.

The second bedroom will accommodate a double bed and the family bathroom has been fitted with a three-piece white suite to include a side panel bath and there are fitted cupboards for storage.

On the second floor, the loft room is fitted with a Velux window, which allows for plenty of light. There is power and the room has been decorated to a nice standard. There is a door leading to the remaining eave space. Moving to the exterior, the rear courtyard has been

laid with both paving and stones providing a low-maintenance finish. This is a great space for relaxing and doing a little barbecuing. If you are looking for a family home that offers a ready-to-move-in finish that is centrally located then this will be the property for you!

**Hallway**  
12'5" x 3'7" (3.8 x 1.1)

**Lounge**  
11" x 11'9" (3.4 x 3.6)

**Family Room**  
11" x 16'4" (3.4 x 5)

**Kitchen**  
8'6" x 8'6" (2.6 x 2.6)

**Dining Room**  
8'6" x 13'5" (2.6 x 4.1)

**Inner Hallway**  
4'11" x 8'6" (1.5 x 2.6)

**Utility Room/WC**

**Office/Store Room**

**Landing**  
11'5" x 5'6" (3.5 x 1.7)

**Bedroom**  
12'5" x 16'4" (3.8 x 5.0)

**Bedroom**  
12'1" x 8'10" (3.7 x 2.7)

**Bathroom**  
6'10" x 8'10" (2.1 x 2.7)

**En Suite**  
3'11" x 10'2" (1.2 x 3.1)

## Loft Room

13'5" x 11" (4.1 x 3.4)

## Eve Storage

## Outside

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. The measurements indicated are supplied for guidance only.

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.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH

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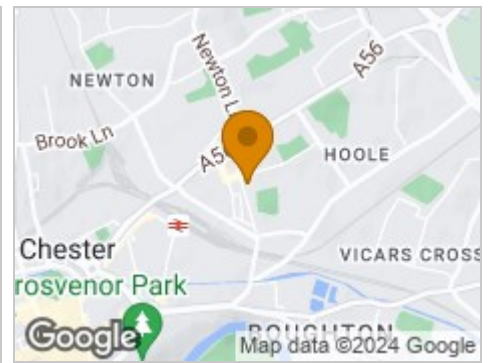
## Road Map



## Hybrid Map



## Terrain Map



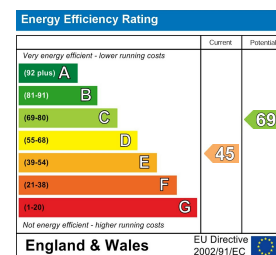
## Floor Plan



## Viewing

Please contact our Hadley Homes Office on 01244 445202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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