

51 OAKLEA AVENUE

HOOLE, CH2 3RG



Welcome to 51 Oaklea Avenue, hidden in a peaceful Hoole cul-de-sac, this stunning three bedroom home fuses style with modern living. Think parquet floors, sun-soaked bay windows, sleek shaker kitchen, two airy reception rooms, generous parking plus garage, and a private, sun-drenched garden perfect for entertaining.

THE GRAND TOUR

Nestled towards the head of a cul-de-sac in the highly desirable residential suburb of Hoole, 51 Oaklea Avenue balances convenience of location with seclusion and style.

The current vendor has lovingly undertaken a full scheme of renovation to the property to create a home where detail has been applied from start to final fix completion. The property boasts high ceilings and a keen eye on design throughout.

The house opens with a spacious hallway, the central spine of the home, featuring elegant wood block parquet flooring that flows through most of the ground floor. To the front is a charming living room, generous in size, with a bay window that floods the space with natural light. Built in alcove cupboards and a central fireplace act as the focal point. To the rear, a second large reception room opens onto the garden through sliding doors. The rear aspect also accommodates the kitchen and dining room, fitted with modern shaker style units and wood block worktops.

Upstairs, the first floor is a particular highlight, offering three well-proportioned bedrooms with tall ceilings, shutters, and refined styling. The principal bedroom enjoys a large bay window to the front, while the second bedroom is equally spacious. A well-appointed family bathroom with a four-piece suite completes this floor.

Externally, the plot is deceptively generous. A large driveway to the front provides ample off-road parking and leads to a single garage. To the rear, the garden is a standout feature, an exceptionally private and sunny space, laid to lawn with a good-sized patio.



LOCATION

Hoole is one of Chester's most charming neighbourhoods, full of character and a real sense of community. It has a lovely village-like feel, yet it's just a short stroll from the city centre, so you get the best of both worlds. The High Street is buzzing with independent shops, from delis and greengrocers to quirky boutiques and hairdressers, alongside cafés, pubs, and restaurants that are perfect for anything from a casual coffee to a relaxed dinner out.

There's plenty of green space too. Alexandra Park is a real favourite, with play areas for the children, tennis courts, and open lawns to enjoy a sunny afternoon, while the Millennium Greenway is ideal for a peaceful walk or cycle. Families love Hoole for its selection of well-regarded schools and safe, friendly streets.

Transport connections add to the appeal, with Chester Railway Station within walking distance and the M53 motorway nearby, making commuting and travel effortless. The historic city centre is just a short stroll away, yet Hoole maintains its own strong identity, blending convenience with a relaxed suburban charm. With its vibrant high street, active community, and balance of urban and green surroundings, Hoole stands out as one of Chester's most sought-after places to live.

A detailed description:

PORCH - 1.98M x 0.52m

Double opening doors with obscured glass, floor tiling, cupboard housing the gas meter, ceiling light point, wooden door with silver door furniture, stain glass leaded side windows and central stained glazing.

RECEPTION HALLWAY - 3.92M x 2.19m max

Ceiling light point, smoke detector, radiator, parquet wood strip flooring, cupboard housing the electrical consumer unit and also the electrical meter. Doors through to the living room, sitting room, kitchen and staircase rising to the first floor.

LIVING ROOM - 4.11M x 3.90m (into bay)

Large bay window fitted with shutters, ceiling light point, radiator, two wall lights, continuation of the wood block parquet flooring, aerial point, two low level bespoke cabinets fitted to either side of the alcoves, centralised decorative open fireplace with tiled hearth.



SITTING ROOM - 3.93m x 3.87m

A large room to the rear elevation with sliding patio doors onto garden, ceiling light point, radiator, continuation of the wood block parquet flooring, aerial point with provisions for wall mounted television.

KITCHEN DINING ROOM- 5.99m x 2.79m max

A selection of wall and base level modern 'Shaker' style kitchen units with silver handles with woodblock work surfaces and tongue and groove up stands. Inset 'belfast' sink unit with chrome mixer tap. Four ring induction hob, single oven and grill, integrated dishwasher. Double opening doors to a useful shelved pantry cupboard and also door through to a further useful store. Recessed ceiling light points, floor tiling, wall mounted radiator.

LANDING

Window with obscured glass to the side elevation, ceiling light point, smoke detector. Doors through to bedroom one, bedroom two, bedroom three and family bathroom.

PRINCIPLE BEDROOM - 3.92m x 3.41m

A large bay window fitted with shutters, ceiling light point and radiator

BEDROOM TWO - 3.95m x 3.89m

Window overlooking the rear garden, ceiling light point, two wall lights and radiator

BEDROOM THREE - 2.50m X 2.21m

Window to the front with shutters, ceiling light point, radiator, aerial point with provisions for wall mounted television.

FAMILY BATHROOM - 2.48m x 2.38m max

A well-appointed four piece suite in white with chrome style fittings comprising; standalone bath with chrome mixer tap with separate shower head attachment, floor mounted wash hand basin with useful storage beneath, low-level WC with dual flush, shower cubicle with canopy showerhead, partially tiled walls and partial tongue and groove walling, floor tiling, black ladder style heated towel, two double glaze windows with obscured glass and cupboard housing a Worcester boiler.

EXTERNALLY

To the front elevation is a paved driveway leading to a single garage with further stoned parking area with fully stocked raised borders. Continued...



The rear garden is a particular feature of the property having been recently landscaped by the current vendors, the garden is spacious, sunny and private, laid predominantly to lawn with a central mature apple tree and a sizable patio.

GARAGE - 4.91m x 2.65m

Double opening doors, pedestrian door. Space for washing machine and dryer. Electricity and Power.

WHAT3WORDS

VIEW.TALENT.SHOWER.

TENURE

We believe the property to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

Council Tax Band 'D' - Cheshire West and Chester

ENERGY PERFORMANCE

The property is banded a 'D'

SERVICES

We understand that mains gas, electricity, water and drainage are connected.

FINER POINTS

- Viewing - By prior appointment please call Lesley or Jonathan on 01244 676200 to arrange a viewing
- Floorplans are not to scale and are for illustrative purposes only

AML (Anti Money Laundering)

At the time of your offer being accepted, intending purchasers will be asked to produce identification documentation before we are able to issue Sales Memoranda confirming the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing and progressing with the sale.

LOOKING TO MOVE BUT NEED TO SELL FIRST?

If this property has caught your eye but you need to sell your current home, Chapter by Scott & Spencer is here to help. Get in touch with us today to learn how we can assist you. We offer a free, no-obligation appraisal of your home and are available seven days a week, including evenings, to fit around your schedule. Contact us at a time that works best for you-we'd be delighted to help you take the next step!

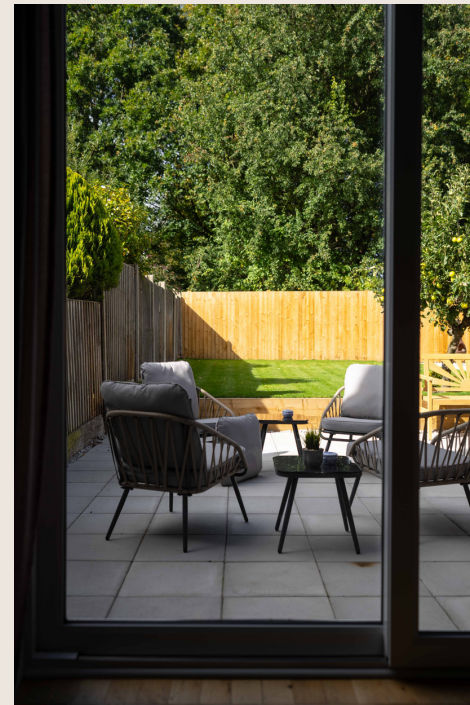


METHOD OF SALE

For sale by Private Treaty.

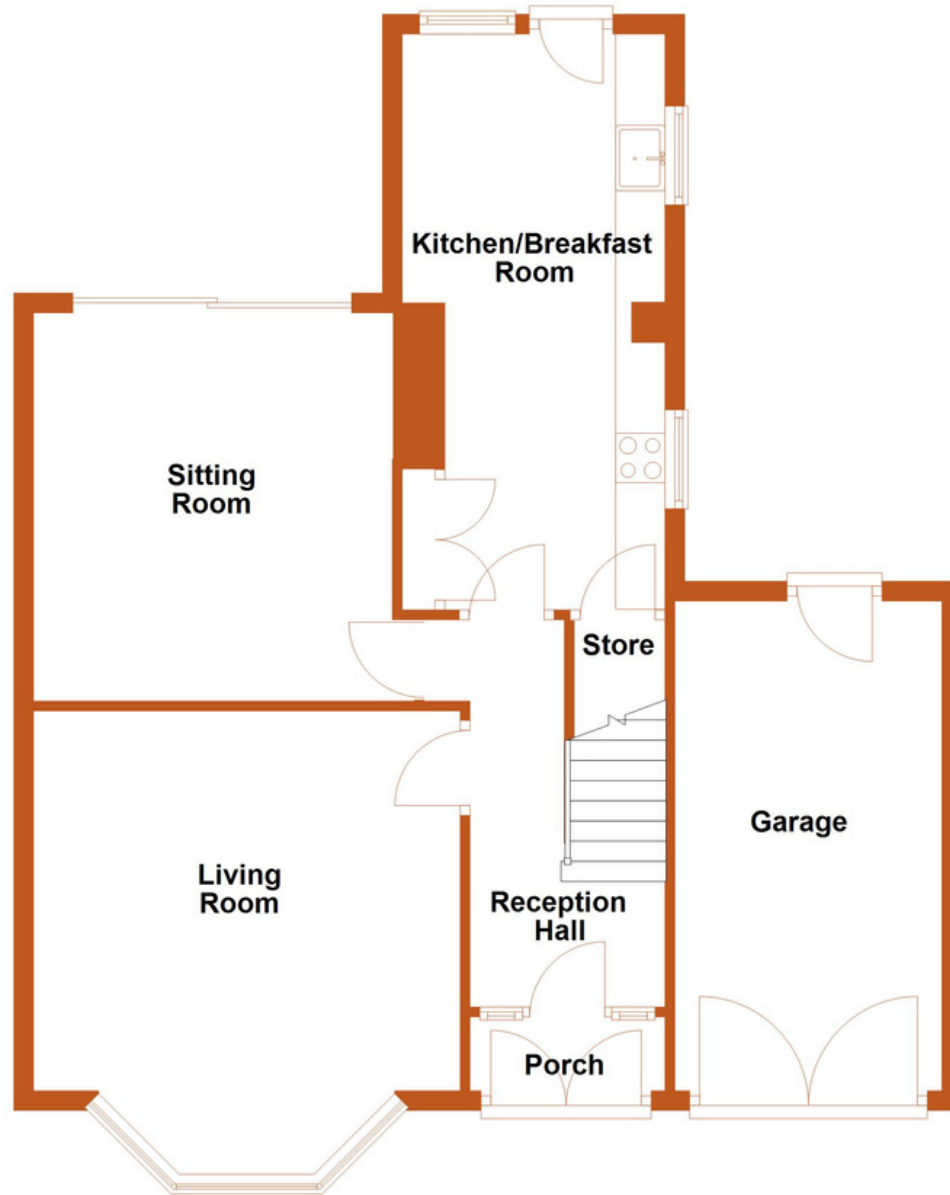
The estimated fastest download speed currently achievable for the property postcode area is around 1000 Mbps - ultra fast(data taken from checker.ofcom.org.uk on 23/09/2025). Actual service availability at the property or speeds received may be different.

We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 23/09/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.



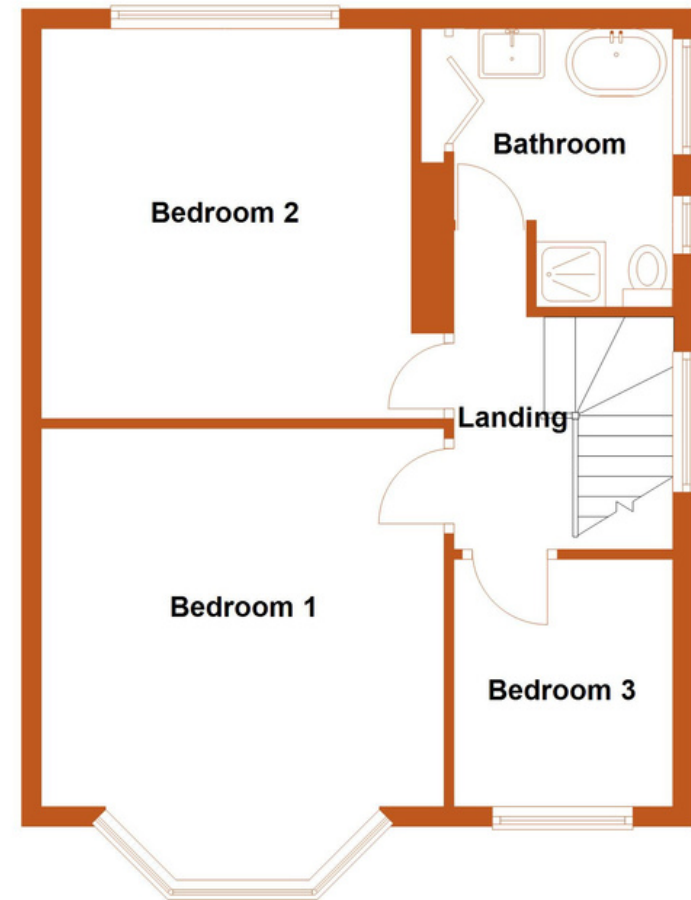
Ground Floor

Approx. 72.4 sq. metres (779.5 sq. feet)



First Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



Total area: approx. 123.3 sq. metres (1327.4 sq. feet)



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