



33 LIME GROVE

HOOLE, CH2 3HW

In the heart of vibrant Hoole, 33 Lime Grove pairs standout period character with sleek modern style. Think high ceilings, original features and a sunlit bay living room, plus a chic dining room, 'Shaker' kitchen and delightful courtyard garden. Four bedrooms include a stunning top-floor with skyline views.

THE GRAND TOUR

Situated in the ever-popular residential suburb of Hoole, 33 Lime Grove offers an appealing blend of period charm and contemporary comfort. Thoughtfully maintained and tastefully styled, the property provides an inviting home in a highly convenient location that has a host of original features, high ceilings and stunning coved ceilings.

The house opens into a spacious hallway with attractive patterned tiled flooring. To the front is a generous living room, enhanced by a bay window that fills the space with natural light. Built-in alcove cupboards and a central wood-burning stove create an elegant focal point. The dining room is positioned centrally, featuring stripped wooden floors, a further feature fireplace, and a window overlooking the rear garden. To the rear, the kitchen and breakfast room are fitted with painted Shaker-style units and provide direct access to the south-facing garden.

Upstairs, the first floor is a particular highlight. The principal bedroom, located to the front, benefits from fitted sliding wardrobes. Two further bedrooms and a well-appointed family bathroom, complete with a four-piece suite, complete this level.

The top floor provides a spacious king-sized bedroom with excellent alcove storage and spectacular views across the rooftops of Hoole and Chester towards the North Wales hills.

Externally, the rear garden is a delightful feature, laid mainly to lawn with a patio area and a useful brick outbuilding.

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:

RECEPTION HALLWAY - 4.24m x 1.06m

Wooden door with obscured glazed insert and window above with gold door furniture, wall mounted radiator, ceiling light point, coved ceiling, cupboard housing the electrical consumer unit, gas meter and electric meter, decorative floor tiles. Staircase rising to the first floor and doors through to Living Room and Dining Room.

LIVING ROOM -3.57m x 3.44m

Bay window to the front elevation with fitted shutters to the lower half, recessed ceiling spotlights, radiator, coved ceiling, centralised wood burning stove with tiled half and decorative wooden surround, built-in storage cupboards to both alcoves with shelving above, aerial point with provisions for wall mounted television and opening through to the Dining Room.

DINING ROOM - 4.62m x 3.90m

Window overlooking the rear elevation, recessing ceiling spotlights, radiator, fitted 'coal effect' gas centralised fireplace with tiled hearth and decorative wooden round, stripped wood flooring. Door to a useful under stairs storage cupboard and door through to the Inner Hallway.



WC - 1.91m x 1.05m

Low-level WC with concealed system, wash hand basin with chrome mixer tap and decorative tiles behind the sink, partial painted wooden tongue and groove to walls, UPVC double glazed window with obscured glass, ceiling light point, radiator, coved ceiling and quarry floor tiles.

OPEN PLAN KITCHEN DINING ROOM - 5.63m x 2.88m

A good sized space with an area for dining table with double doors onto the rear garden, window overlooking the side, recessing spotlights, wall mounted vent, radiator and wood strip flooring.

KITCHEN

A selection of modern wall and base level shaker style unit with copper coloured handles incorporating bowl and half ceramic sink unit and drainer with chrome mixer tap. Granite effect laminated work surfaces with tiling about. Fitted large 'Rangemaster 110', integrated dishwasher, integrated fridge and freezer, integrated wine fridge and space for washing machine.

LANDING

Ceiling light point, coved ceiling. Doors through to Bedroom One, Bedroom Two, Bedroom Four, Family Bathroom and staircase rising to the the second floor.

BEDROOM ONE - 3.73m x 3.56m

Two UPVC double glaze windows to the front elevation, coved ceiling, ceiling light point, full height fitted wardrobes with central mirrored door incorporating rails and shelving and aerial point.

BEDROOM TWO - 3.92m x 3.00m

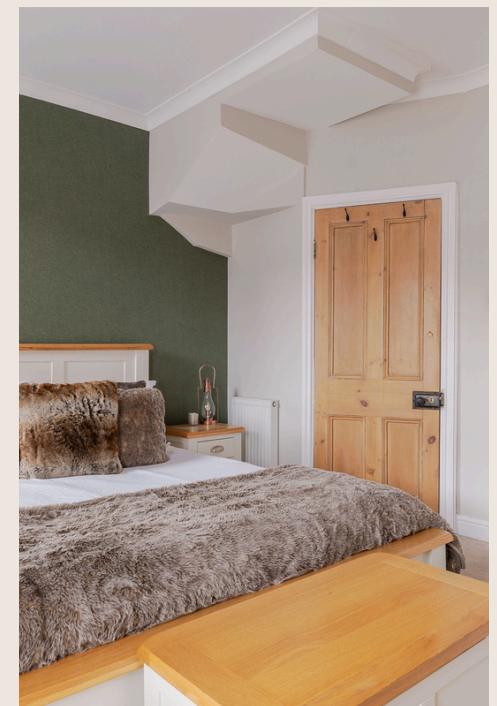
Window overlooking the rear aspect of the property, ceiling light point, coved ceiling, aerial point and radiator.

BEDROOM FOUR - 2.02m x 1.69m

Window to the side elevation, recessed ceiling spotlights, coved ceiling, towel rail, wood affect flooring.

FAMILY BATHROOM - 2.91m x 2.59m

A well appointed four piece suite in white with chrome style fittings comprising; clawfoot bath with central taps, low-level WC with wall mounted cistern, wall mounted wash hand basin with mixer taps, corner shower unit with canopy showerhead and separate shower attachment with glazed shower screen, chrome heated towel rail, wood effect flooring Continued...



two ceiling light points, window with obscured glass to the rear elevation, decorative tongue and groove wooden boards. Cupboard housing a Worcester Combi boiler

SECOND FLOOR LANDING

Velux window, double opening doors to under eave storage cupboards and door through to Bedroom Three.

BEDROOM THREE - 3.09m x 3.41m

Velux Window with far reaching views across the tops of houses towards the Welsh Hills, aerial point, ceiling light point, radiator and really useful under eaves storage cupboards.

EXTERNAL

The rear garden is a delightful feature, laid mainly to lawn with a patio area and a useful brick outbuilding.

WHAT3WORDS ///

Mats. Simple. Gain.

FINER POINTS

- Floor plans are intended as general guidance and are not to scale

TENURE

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

COUNCIL TAX

Council Tax Band 'C' - Cheshire West and Chester

SERVICES

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

VIEWINGS

By prior appointment 7 days a week please call Lesley or Jonathan to arrange a viewing

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.



Ground Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



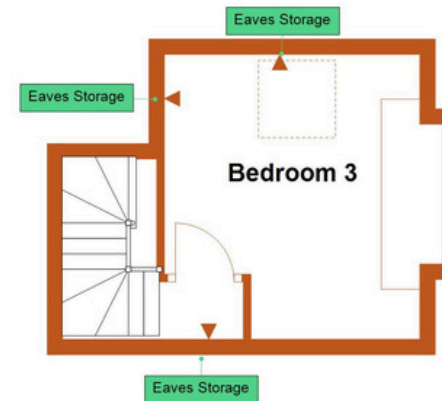
First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



Second Floor

Approx. 15.3 sq. metres (164.7 sq. feet)



Total area: approx. 117.6 sq. metres (1266.2 sq. feet)



01244 676200



www.homesbychapter.co.uk



hello@bychapter.co.uk