



**Hewitt Street, CHESTER CH2 3JD**

**welcome to**  
**Hewitt Street, CHESTER**

This superbly presented and characterful 2-bedroom terrace house, set in the heart of Hoole village, benefits from superb kitchen/breakfast/dining room, a large utility room, a pleasant enclosed rear courtyard garden and is close to the train station and Chester city centre.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**The Property** is approached via a canopy entrance porch with a tiled threshold to the front door, which has frosted glazed inserts.

### **Entrance Hall**

With an attractive Indian Stone-look tiled floor, radiator with decorative cover and display shelf over, recessed ceiling spotlights, a high-level picture rail, and doors leading to the Lounge and the Kitchen/Breakfast/Dining Room.

### **Lounge**

12' 2" x 12' ( 3.71m x 3.66m )

A most attractive room with a high ceiling, high-level picture rail, a uPVC double glazed window to the front elevation with radiator under, a central chimney breast with a recessed fireplace with exposed brickwork, a cast-iron wood-burning stove and slated hearth, and book shelves in the recess.

### **Kitchen/Breakfast/Dining Room**

16' x 11' 7" ( 4.88m x 3.53m )

The 'wow' space - superbly remodelled to provide a light and spacious kitchen/dining area, with an extensive range of fitted kitchen units to include ample working surface with cupboard units under, an inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, recess with fitted range-style cooker with electric hob, double oven and grill unit, recess with a large American-style fridge freezer with ice and water dispenser, a further tall fitted pantry-style cupboard with shelving and drawer units, a central island with drawer units, matching range of wall cabinets with open-fronted bookshelves, a most attractive solid oak floor, recessed ceiling spotlights, part-panelled walls with antique-style radiator, uPVC double glazed patio doors opening to the rear courtyard garden, a sliding pantry cupboard door leading to the walk-in pantry with extensive fitted shelving and storage space, and a door leading into the Utility Room - ample space for a dining table and entertaining.

### **Utility Room**

7' 5" x 8' 1" ( 2.26m x 2.46m )

A panelled door leads into this large utility room with decorative tiled floor, vaulted ceiling, antique-style radiator, fitted work surface to match the kitchen with space under for a washing machine, tumble dryer, and dishwasher, an inset stainless steel sink with mixer tap over, a uPVC double glazed window to the side elevation, fitted cabinet and shelving, a door leading to the Cloakroom/WC, and a uPVC double glazed door leading out to the rear courtyard garden.

### **Cloakroom/WC**

Continuation of the decorative tiled floor, ceiling-mounted extractor, a uPVC double glazed frosted window to the side elevation, a low level WC with dual flush system and space-saving wash basin with mixer tap.

### **First Floor Landing**

A straight staircase leads to the first floor landing which has a solid timber floor and is part galleried with access to the roof space by way of a loft ladder. The loft space is boarded and insulated and is a useful hobbies space.

### **Bedroom One**

16' x 9' 1" ( 4.88m x 2.77m )

A lovely light room with twin uPVC double glazed windows to the front elevation, an extensive range of fitted wardrobe cupboards in a contemporary style with hanging space and shelving, a central chimney breast with a recessed fireplace with exposed brick and tiled hearth, a radiator, and a pitch pine door opening to the landing.

### **Bedroom Two**

14' 10" x 7' 10" ( 4.52m x 2.39m )

With a uPVC double glazed window to the rear elevation with radiator under, a high-level picture rail, central chimney breast with exposed brick fireplace with tiled hearth, and a solid timber floor.

### **Bathroom**

A very well appointed luxury bathroom with a modern white suite comprising a 'p'-shaped shower/bath with curved shower screen and a thermostatic shower over, complementary tiled surround, low level dual flush WC, pedestal wash basin with mixer tap over and tiled splashback, an attractive tiled floor, vertical chrome towel rail/radiator, recessed ceiling spotlights, louvre-fronted airing cupboard with wall-mounted Worcester gas-fired Combi boiler for central heating and domestic hot water and fitted shelving, pitched pine door leading out to the landing, and a uPVC double glazed frosted window to the rear elevation.

### **Outside**

The rear courtyard garden is a delight, with painted and part-exposed brick walls creating a delightful Mediterranean courtyard-feel. The paved courtyard has brick features and shrubbery borders outside light and power, and there is a gate leading to the rear alleyway.



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## Hewitt Street, CHESTER

- A 2-Bedroom Terrace Home
- Superbly Presented and Characterful
- A Superb Kitchen/Breakfast/Dining Room
- Large Utility Room
- A Pleasant Enclosed Rear Courtyard Garden
- Close to Train Station and Chester City Centre

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: B

offers over  
**£280,000**



Please note the marker reflects the  
postcode not the actual property

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