

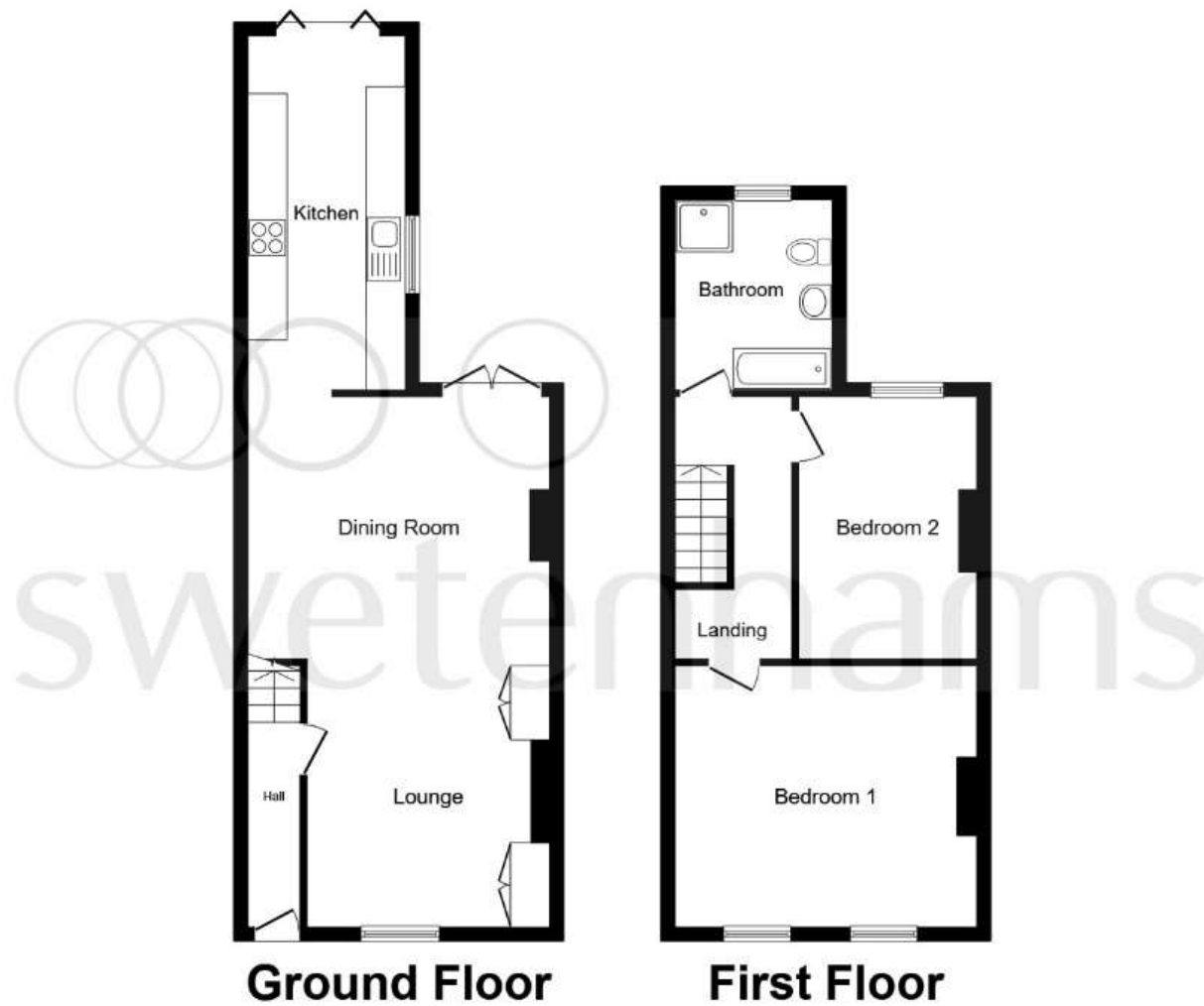


**West Street, Hoole, Chester CH2 3PS**

**welcome to**  
**West Street, Hoole, Chester**

\*\*\* Simply Superb Terraced Cottage \*\*\* Fully refurbished to exacting standards and presented in pristine condition for immediate occupation, this 2-bedroom home benefits from a stunning bespoke luxury kitchen, 4-piece bathroom suite and rear garden with decking. \*\*\*NO CHAIN\*\*\*





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)

### **Entrance Hall**

A panelled front door leads into the Entrance Hall - light and inviting, with decorative tiled floor, radiator, curved ceiling, deep skirting, staircase rising to the first floor, and a door leading into the open plan lounge/dining room.

### **Lounge**

12' 11" x 11' 1" ( 3.94m x 3.38m )

With a uPVC double glazed window with plantation shutters to the front elevation, high ceiling with coving, picture rail, deep skirtings, a central chimney breast with exposed brick and recessed fireplace with inset stove-look electric fire on a tiled hearth with fitted shelving and cupboards in the recesses adjacent, engineered timber flooring, and a vertical contemporary-style radiator.

### **Dining Room**

12' 11" max x 15' 2" max ( 3.94m max x 4.62m max )

Continuation of the engineered timber flooring, uPVC double glazed French doors leading out to the rear terrace garden, an antique-style radiator, central chimney breast with recessed fireplace with antique-style light fitting over, high-level rail, panel door, and a step up to the Kitchen.

### **Kitchen**

18' 8" x 8' 3" ( 5.69m x 2.51m )

A simply stunning bespoke luxury kitchen with engineered timber flooring to match the lounge and dining room. A magnificent fitted kitchen in high gloss-effect, timber-look work surfaces with tiled splashbacks, an inset 5-ring gas hob with central wok burner with glass-covered contemporary fan unit over, a deep stainless steel sink within industrial-style mixer tap over, base units to include multiple drawer and cupboard units, integral dishwasher, integral washing machine, wall-mounted gas-fired Combi boiler for central heating and domestic hot water concealed in a tall cupboard, integral cooler, integral tall fridge and separate tall freezer, integral double oven and grill combination unit, vertical contemporary radiator, recessed ceiling spotlights, a uPVC double glazed window to the side elevation, and uPVC concertina folding doors leading out to the rear garden.

### **First Floor Landing**

Staircase rising to the part-galleried first floor landing, newly carpeted, with access to a large loft via a hatch with fold-down ladder (the loft has been fully boarded, has electric light and power, and a large Velux-style window).

### **Bedroom One**

15' 2" x 12' 11" ( 4.62m x 3.94m )

A stunning full-width room, light with high ceilings, newly carpeted, twin uPVC double glazed windows to the front elevation, radiator, central chimney breast with ornate period-style fireplace inset with mantle over.

### **Bedroom Two**

13' 1" x 9' 2" ( 3.99m x 2.79m )

A double room, newly carpeted, with a uPVC double glazed window with radiator under to the rear elevation, and a central chimney breast with recesses on either side.

### **Bathroom**

A contemporary-styled 4-piece bathroom of great style and quality, with decorative tiled floor, a contemporary tub bath with freestanding mixer taps and handheld shower attachment, glazed shower cubicle with thermostatic shower fitted in antique-style with handheld shower attachment and rainhead, low level WC, pedestal wash basin, complementary wall tiling and wall light points, recessed spotlights, antique-style white radiator with chrome towel rail above, and a frosted uPVC double glazed window to the rear elevation.



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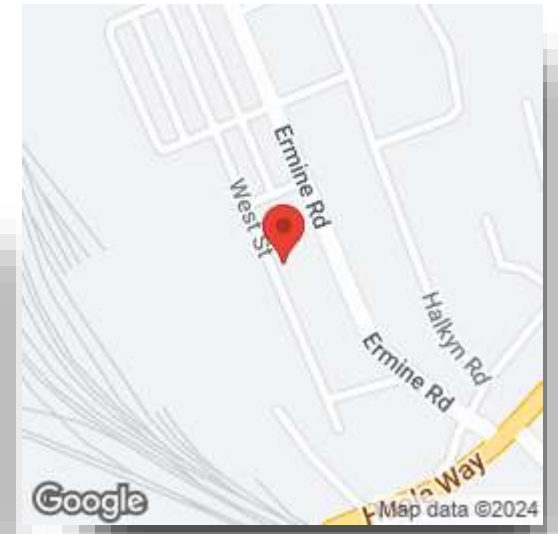
## West Street, Hoole, Chester

- A 2-Bedroom Victorian End-Terrace Home
- Extensively Modernised and Refurbished
- Four-Piece Bathroom Suite
- Stunning Bespoke Luxury Kitchen
- Popular Residential Area of Hoole
- Excellent Transport Links
- NO CHAIN

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

offers over

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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