



PORTFOLIO
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swetenhams

Hoole Lane, Chester CH2 3EF

234 Hoole Lane

An outstanding individual 3-bedroom detached house, beautifully presented, with a super blend of period charm and modern convenience, benefitting from extensive off-road parking, a detached garage. and lovely private gardens.



The Accommodation

is approached over a paved driveway to an arched entrance porch with exposed brickwork and tiled threshold, and a front door with double glazed and stained-glass decorative inserts.

Entrance Hall

Wide and attractive, with herringbone patterned wood block floor, contemporary radiator, panelled walls to dado height, a handsome turning staircase to the first floor, panel door to the Cloakroom.

Cloaks Cupboard

A large stairs cloaks cupboard with hanging space and extensive storage space, also with wood block floor, a frosted uPVC window to the rear elevation, and a panel door leading to the lounge/dining room.

Lounge Area

12' 9" x 11' 11" (3.89m x 3.63m)

A lovely light room, beautifully appointed and well decorated with high-level picture rail, uPVC double glazed window with attractive view of the front garden with a contemporary radiator under, wall light points, a handsome central fireplace with stone-effect surround and reveal with living flame gas fire.



Dining Area

11' 10" x 9' 11" (3.61m x 3.02m)

Continuation of the herringbone patterned wood block floor, contemporary radiator, high-level picture rail, uPVC double glazed sliding patio doors with attractive views over the rear terrace and garden.

Kitchen/Breakfast Room

12' 1" min x 14' 2" max (3.68m min x 4.32m max)

A stunning and superbly appointed room, extensively fitted with contemporary-style kitchen units, both wall and base, timber-effect work surfaces and matching central island unit, base units with drawers and cupboards

under, inset 4-ring gas hob unit with glass splashback and fitted fan unit over, integrated fridge freezer unit, further fitted work surface with concealed integrated washing machine, matching range of wall cabinets, wall-mounted Worcester gas boiler for central heating and domestic hot water concealed in a tall matching kitchen unit, high gloss floor tiles, recessed ceiling spotlights, space for a breakfast table and chairs, uPVC double glazed windows to the side and rear elevations, and a panelled door leading to the rear porch, where there is continuation of the high gloss floor tiling, panel door to a walk-in pantry cupboard with fitted shelving, and a panelled door with glazed inserts leading out to the rear terrace and garden.

Cloakroom/WC

Continuation of the high gloss floor tiling, complementary wall tiling to waist height, low level WC with dual flush, pedestal wash basin, uPVC double glazed frosted windows to the side and rear elevations, and a radiator.

First Floor Landing

From the hallway is a wide and handsome turning staircase rising to the first floor landing with panelled walls to dado height, frosted uPVC double glazed windows at 1/3 and 2/3 landing levels, access to the roof space, contemporary radiator, built-in linen cupboard with hanging rail and overhead storage.

Bedroom One

12' 5" x 9' 11" (3.78m x 3.02m)

With a uPVC double glazed window to the rear elevation overlooking the rear garden, carpeted floor, and a contemporary radiator.

Bedroom Two

12' 10" x 11' 11" (3.91m x 3.63m)

With a uPVC double glazed window to the front elevation with a view over the front garden, and a contemporary radiator.

Bedroom Three

11' x 8' 5" (3.35m x 2.57m)

With a uPVC double glazed window to the side elevation, a built-in storage cupboard with fitted shelving, and a contemporary radiator.





Shower Room

Superbly appointed in contemporary style with a fully tiled double-width shower cubicle with sliding shower screen door, thermostatic shower valve, pedestal wash basin with mixer tap, slate-effect tiled floor, high-gloss floor-to-ceiling wall tiling, recessed ceiling spotlight, vertical anthracite towel rail/radiator, ceiling-mounted extractor, and a frosted double glazed window to the rear elevation.

Separate WC

With a slate-effect tiled floor, low level WC with dual flush, high-gloss floor-to-ceiling wall tiles, recessed ceiling spotlights, and a frosted double glazed window to the rear elevation.

Outside Front

From Hoole Lane, the property is accessed via decorative metal gates to a long, flagged driveway with ample parking for multiple vehicles, and adjacent to the house is a detached garage building. The front garden is laid to well-maintained level lawn with flower and shrubbery bed borders and gated access both sides to the rear garden.



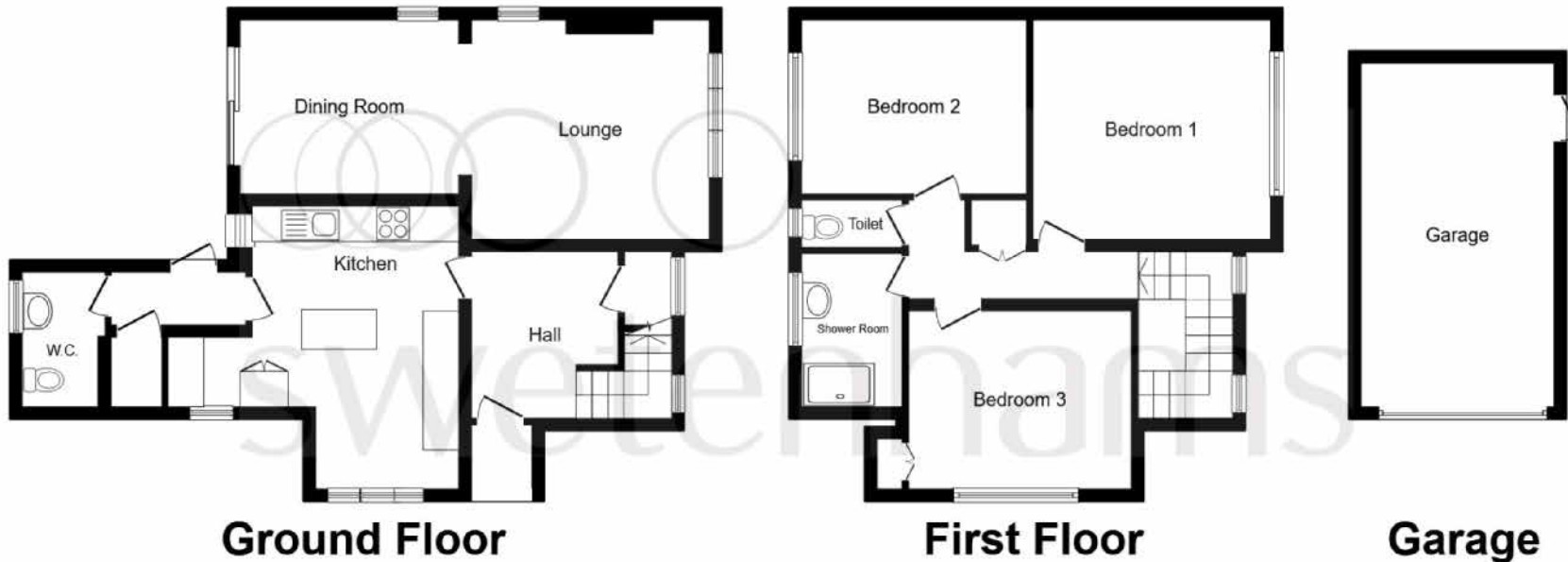
Rear

With a flagged patio terrace and trellis screening with climbing roses leading to a level lawn with flower and shrubbery beds bounded by close board timber fencing, a useful timber garden shed, and the whole having a good degree of security.

Garage

19' 1" x 10' 4" (5.82m x 3.15m)

A detached brick-built garage with a tiled pitched roof, up-and-over door, electric light and power, and a door leading to the garden with overhead storage space.



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

welcome to

234 Hoole Lane, Chester CH2 3EF

An outstanding individual detached house in an ideal location within easy walking distance from the multiple attractions of Hoole village and also to Chester city centre. This spacious home has three double bedrooms and is beautifully presented, with a super blend of period charm and modern convenience. There is extensive off-road parking, a detached garage and lovely private gardens, fully enclosed. Council Tax Band: E

Asking Price

£500,000

- A 3-Bedroom Detached House
- Beautifully Presented
- Extensive Off-Road Parking and Detached Garage
- Lovely Private Gardens

Tenure: Freehold

EPC Rating: D



To find out more information or to arrange a viewing call

01244 321321

or email Chester@swetenhams.co.uk

28 Lower Bridge Street, Chester, Cheshire CH1 1RS

swetenhams.co.uk



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