

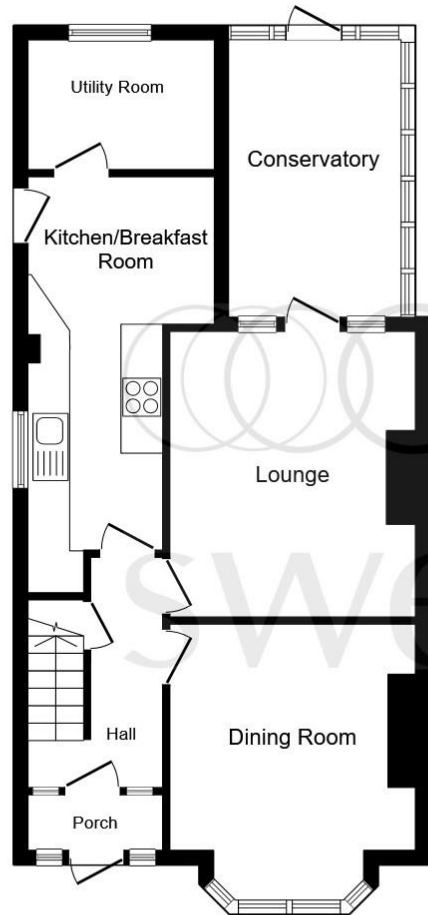


Canadian Avenue, Hoole, Chester CH2 3HQ

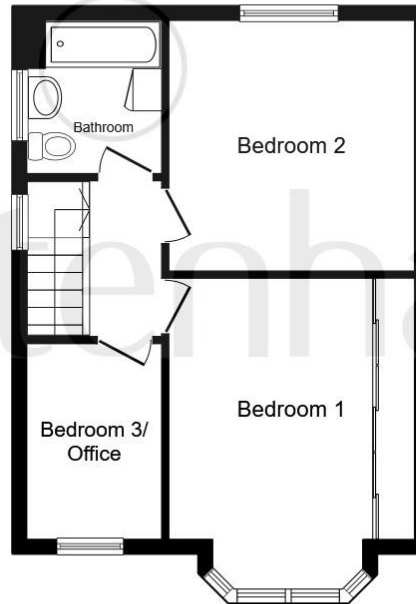
welcome to
Canadian Avenue, Hoole, Chester

A beautifully presented and extended three bedroom semi-detached house, skilfully extended and benefitting from a delightful landscaped rear garden, ample off-road parking, and retaining some delightful period features.

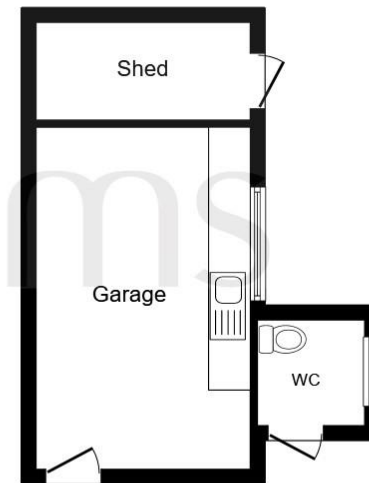




Ground Floor



First Floor



Outbuilding

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

Entrance Porch

Approached over a block paved driveway, with an arched doorway with a uPVC double glazed panel insert to the porch-way with display shelving, herringbone pattern tiled floor and inner door leading into the hallway.

Hallway

Internal front door with frosted panel inserts and decorative leaded light effect and stained glass detail leading into a wide and light hallway with herringbone pattern woodblock floor, high-level plate rack, staircase rising to the first floor landing, radiator and understairs storage cupboard.

Dining Room

13' 3" x 11' 11" (4.04m x 3.63m)

Continuation of the attractive woodblock floor with herringbone pattern, a splayed bay window to the front elevation with leaded light effect and stained glass. uPVC double glazed panel inserts, radiator under, central chimney breast with recessed fireplace, coal and flame effect electric fire, fitted shelving in recess adjacent with storage cupboard, high-level picture rail - a lovely light room overlooking the driveway to the front elevation.

Lounge

13' 4" x 11' 10" (4.06m x 3.61m)

Herringbone pattern woodblock floor, high-level picture rail, central chimney breast with inset living flame remote control electric fire - a lovely contemporary fireplace with log effect - a uPVC double glazed door with adjacent double glazed panels leading into the Conservatory extension, and a radiator.

Conservatory

12' 8" x 8' 1" (3.86m x 2.46m)

A most useful extended family living space with uPVC double glazed surround with vaulted roof, timber effect flooring fitted throughout, radiator, wall light points, a double glazed door to leading out to the rear terrace and garden with lovely views over the rear garden.

Kitchen/Breakfast Room

16' 3" x 6' 4" widening to 8' 6" (4.95m x 1.93m widening to 8' 6")

A galley-style kitchen with breakfast area in the wider extension, with tiled floor throughout, an extensive range of timber-faced fitted kitchen units both wall and base, extensive work surface with drawers and cupboards under, inset stainless steel sink and drainer unit with mixer tap over, base units to include drawers and cupboards, space for a fitted electric oven and grill combination unit with fitted fan over, matching range of wall cabinets including glazed fronted display cupboards, space under working surface for a fridge, display shelving, a uPVC double glazed window to the side elevation with vertical blinds, complementary tiled splashbacks. Breakfast area with ample space for a table and chairs, a further uPVC double glazed window to the side elevation, and a door with frosted glazed panel inserts leading out to the driveway.

Utility Room

9' 1" x 6' 2" (2.77m x 1.88m)

A most useful utility space with a tiled floor, space and plumbing for a washing machine, tumble dryer, fridge freezer, etc, a uPVC double glazed window to the rear extension, a wall-mounted Vaillant gas-fired boiler for central heating and domestic hot water, coat hanging space and ample space for a storage cupboard, shoe racks, etc.

First Floor Landing

From the hallway, a turning staircase rises to the first floor landing with a frosted uPVC double glazed window at half landing height, high-level picture rail, and doors leading to all bedrooms and the bathroom.

Bedroom One

14' 7" x 11' 11" (4.45m x 3.63m)

With a splay bay window to the front elevation with fitted uPVC double glazed panel windows, leaded light effect with stained glass insert, radiator, high-level picture rail, a full width range of fitted wardrobe cupboards with sliding doors, hanging rail and shelving, including mirror fronted doors.

Bedroom Two

12' 8" x 11' 10" (3.86m x 3.61m)

Another generous sized double room with a uPVC double glazed window to the rear extension with lovely views over the rear garden and allotments, high-level picture rail, and a radiator.

Bedroom Three/Office

9' 6" x 6' 5" (2.90m x 1.96m)

An ideal single bedroom or a home office, with a uPVC double glazed window to the front elevation, access to roof storage space, and a radiator.

Bathroom

Comprising a panelled bath in a tiled surround with electric shower over, pedestal wash basin, low level WC, extensive wall tiling, timber-effect flooring, a frosted window to the side elevation, and a built-in airing cupboard with tank and shelving.



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welcome to

Canadian Avenue, Hoole Chester

- A 3-Bedroom Semi-Detached House
- Highly Sought-After Location of Hoole
- Beautifully Presented and Extended
- Landscaped Rear Garden
- Ample Off-Road Parking

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

£425,000



Outside

The property is approached from Canadian Avenue via an extensive and attractive block paved driveway with decorative patterned blockwork. The driveway continues adjacent to the house via a gateway to the side of the house, leading to the garage/workshop building, and with access to the rear garden.

Rear Garden

The rear garden is a delight and has been beautifully landscaped with shaped and manicured lawns, deep and well stocked flower and shrubbery borders, and a snaking concrete pathway leading to a raised flagged terrace, an ornamental pond and a bridge leading to the raised terrace with gravel pathways around it. and a lovely in-built running waterfall feature. To the rear of the garage is a timber-built storage unit doubling as a sheltered barbecue area, and adjacent to the garage a brick built " gardeners loo". The garden features clipped hedging,

flower and shrubbery beds, and multiple private seating areas, bounded as a whole by timber fencing with a high degree of security and privacy. Beyond the rear boundary lie allotments. and so there is no overlooking property to the rear.

Garage/Workshop

16' x 9' 2" (4.88m x 2.79m)

With a vaulted roof, overhead storage, electric lights and power, fitted work benches, stainless steel one and a half bowl sink and draining unit with mixer tap over, and a window overlooking the rear garden.



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHS118312 - 0003

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