



Hoole Lane, Chester CH2 3ER

Welcome to

Hoole Lane, Chester

An excellent bay-fronted semi-detached house in this highly popular and desirable location, with 3 reception rooms and a well-appointed kitchen, along with a ground floor WC, a part-converted loft, enclosed rear gardens, garage and off-road parking.



Entrance Hall

With a uPVC double glazed front door with decorative leaded frosted glazed panel insert, high-quality ceramic floor tiling, Artex ceiling, high-level picture rail, staircase rising to first floor landing, panelling to dado height with dado rail, and radiator with decorative cover.

Cloakroom/Wc

Understairs, comprising a low-level dual flush WC, floor-to-ceiling wall tiling, continuation of the quality floor tiling from the hallway, a uPVC frosted window to the side elevation with a tiled sill, and timber storage cupboards with display shelving.

Lounge

12' x 14' 3" (3.66m x 4.34m)

Beautifully presented with decorative Artex ceiling panel, bay window to the front elevation with inset uPVC double glazed panels and vertical blinds, a high-level picture rail, central chimney breast with recessed fireplace, decorative fire surround and mantle, marbled hearth and back plate, wall light points, carpet flooring, and a radiator.

Sitting Room

12' 7" x 11' 4" (3.84m x 3.45m)

Beautifully appointed and decorated with decorative Artex ceiling panel, a high-level picture rail, wall light point, central chimney breast with fitted pebble-effect fire, uPVC double glazed sliding patio windows with vertical blinds leading into the rear conservatory extension, timber-effect flooring, and a radiator.

Dining Room/Conservatory

14' 3" x 9' (4.34m x 2.74m)

A superb extended living space with uPVC double glazed patio doors leading in from the Rear Sitting Room and a wide opening from the kitchen, with timber-effect flooring, part-glazed surround with uPVC double glazed panel inserts and new uPVC patio doors leading out to the rear terrace and garden, low-level electric heating and radiator, vaulted ceiling with recessed ceiling spotlights, a solid roof providing insulation and versatile year-round living, with lovely views over the rear garden.

Kitchen

13' 11" x 7' (4.24m x 2.13m)

Superbly appointed, with contemporary white high gloss wall and base units and work surfaces with multiple drawers and cupboards under, an inset 5-ring gas hob unit with concealed extractor over and glass splashback, an inset sink and drainer unit with mixer tap over and splashback to match work surfaces, an inset double oven and grill combination unit, integral dishwasher, integral washing machine, continuation of the quality floor tiling from the hallway, a part-glazed timber door leading from the hallway, uPVC double glazed windows to the side and rear elevations with views over the rear garden, recessed ceiling spotlights and a radiator.

First Floor Landing

A turning staircase leading up from the hallway with adjacent timber banisters, turned spindles and newels and spherical finials, with panelling to dado height, a frosted uPVC double glazed window to the side elevation, with access to the part-converted roof space.

Attic Room

This excellent loft conversion, whilst not having building regulations for permanent occupation is an exceptionally useful space with a fitted wardrobe cupboard, a vaulted plastered and painted ceiling with some exposed timbers, eaves storage cupboards, Velux-style windows to two elevations with sliding integral blinds, radiator, a further fitted corner cabinet and shelving, carpet flooring, and electric light and power.

Bedroom One

16' 1" x 11' 5" (4.90m x 3.48m)

A light and beautifully appointed bedroom with a bay window to the front elevation with uPVC double glazed panel inserts and vertical blinds, panelled walls, a high-level picture rail, a range of fitted wardrobe cupboards including hanging rails and shelving with sliding mirror-fronted doors, carpet flooring, and a radiator.

Bedroom Two

12' 6" x 11' 4" (3.81m x 3.45m)

A double bedroom with a uPVC double glazed window with vertical blinds overlooking the rear garden, radiator, high-level picture rail, a large range of fitted wardrobe cupboards with hanging space and shelving and sliding cupboard doors, including one mirrored unit, and carpet flooring.

Bedroom Three

8' 5" x 7' (2.57m x 2.13m)

With a uPVC double glazed window with vertical blinds to the front elevation, fitted wardrobe cupboards with hanging space, shelving and sliding mirror-fronted doors, timber-effect laminate flooring, and a radiator.

Bathroom

Comprising a large corner shower cubicle with sliding shower screen doors and thermostatic shower, low-level dual flush WC with concealed cistern in a vanity surround with cupboard and display shelf, wash basin with mixer tap and cupboard under, high gloss ceramic tile floor with matching and contrasting floor-to-ceiling wall tiling with feature band, wall-mounted extractor, ceiling-mounted spotlights, a frosted uPVC double glazed window to the side elevation, and a vertical chrome towel rail/radiator.

Externally

To the front of the property, there is a large tarmac parking and turning driveway which leads down to the detached garage building.

The rear garden has an extensive flagged terrace, two-tiered, with a wide flagged patio providing an ideal alfresco dining area. A timber pergola with timber roof and decking floor is a perfect outside relaxing and dining space. An archway opens onto a level lawn with flower and shrubbery borders. At the foot of the garden is a large and useful timber garden shed, and the garden is bounded by close board timber fencing and by evergreen hedging, providing a good degree of privacy, with a number of mature trees and shrubs judiciously planted. The garden is also accessed by a gate from the driveway.



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Welcome to

Hoole Lane, Chester

- Extended and Beautifully Presented
- 3 Bedrooms
- Enclosed Private Rear Gardens
- Garage
- Ample Off-Street Parking

Tenure: Freehold EPC Rating: D

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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