



**Hoole Lane, Chester CH2 3DS**

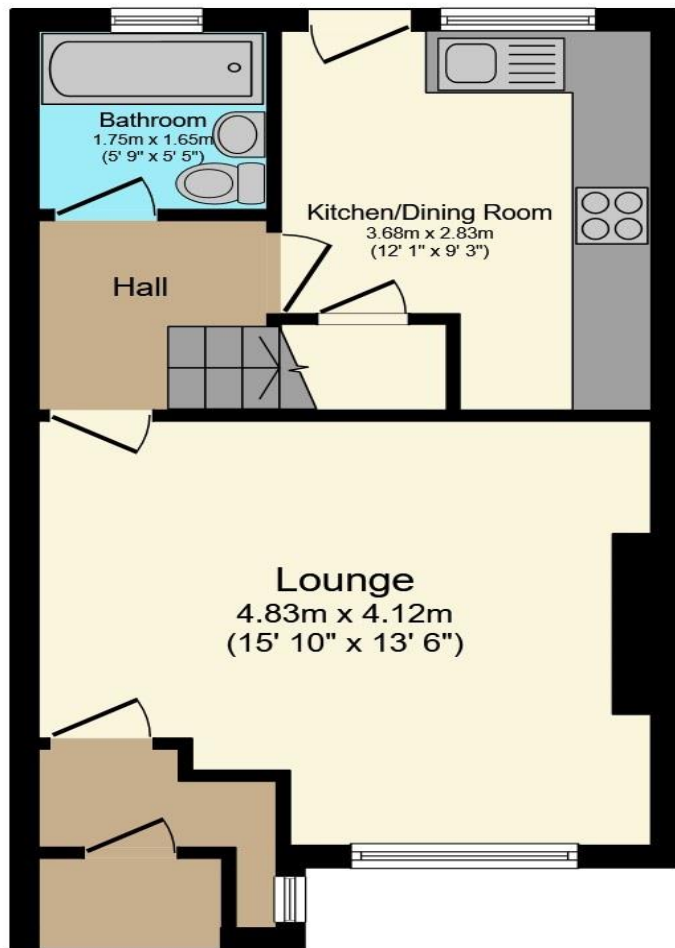


**Welcome to**

**Hoole Lane, Chester**

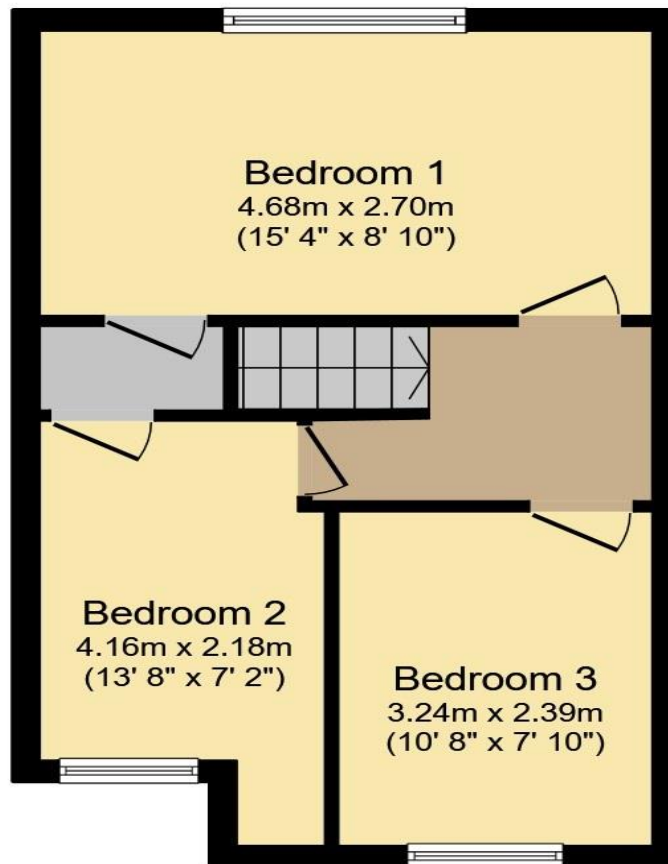
Positioned along ever-convenient Hoole Lane, this three-bedroom home makes a great first impression with its inviting layout and surprising depth.





### Ground Floor

Floor area 38.4 m<sup>2</sup> (414 sq.ft.) approx



### First Floor

Floor area 35.7 m<sup>2</sup> (385 sq.ft.) approx

**Entrance Porch**

**Lounge**

15' 10" x 13' 6" ( 4.83m x 4.11m )

**Hallway**

**Kitchen**

12' x 9' 3" ( 3.66m x 2.82m )

**Bathroom**

**First Floor Landing**

**Bedroom One**

15' 2" x 8' 10" ( 4.62m x 2.69m )

**Bedroom Two**

13' 8" x 7' 2" ( 4.17m x 2.18m )

**Bedroom Three**

10' 8" x 7' 10" ( 3.25m x 2.39m )

**Front Garden**

**Rear Garden**

Total floor area 74.2 m<sup>2</sup> (798 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Welcome to

## Hoole Lane, Chester

- Terraced Property
- Three Bedrooms
- Off Road Parking
- Perfect For First Time Buyers
- Close To Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CHS118794 - 0003

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