

# Town & Country

Estate & Letting Agents

Halkyn Road, Hoole

£520,000



Offering a wealth of charm and character this Victorian five bedroom mid-terrace property is situated over three floors blending original features with contemporary living. Situated within a desirable location within walking distance of Hoole centre, Chester train station and Chester city centre.

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## DESCRIPTION

This delightful Victorian mid-terrace has an abundance of charm and character, including many original features. The adaptable accommodation is versatile and ideal for family living. The property benefits from gas central heating, and the generous accommodation comprises an entrance vestibule with original Minton tiled flooring and a stained-glass door opening to an inviting reception hall including the beautiful Minton tiled flooring. The contemporary kitchen has an array of wall, base and drawer units, an island unit, and various integrated appliances. An open thoroughway leads to the dining area/conservatory and a utility room (located to the rear of the kitchen). Concluding the ground floor accommodation is a lovely lounge with an open fire with a feature Adam's style surround and a sitting room with an inset gas wood effect fire set within a lovely Welsh slate fireplace. The first-floor accommodation includes the principal bedroom with a dressing room off, a second double bedroom and a bathroom. The bathroom is installed with a modern three-piece suite comprising, a free-standing bath, a vanity unit with a countertop mounted wash hand basin and a low-level WC. The second-floor accommodation includes two further double bedrooms, a single bedroom and a shower room. Externally, to the front of the property is a small garden with shrubs, a brick boundary wall and a paved pathway to the entrance door. The rear courtyard is enclosed via a wall, predominately paved with York stone, established climbers and plants, gated access provides access to the rear alleyway and a timber-built outbuilding with power.



## LOCATION

Halkyn Road lies within the prime residential location of Hoole, one of Chester's most sought-after suburbs and demand for the area is high. There is much to offer within the immediate locality from boutique shops to bars and award-winning restaurants. The City centre is within walking distance offering a wider range of shopping and leisure facilities. Hoole's character and charm originate from the vast amount of Victorian-style properties, most of which have been sympathetically upgraded and restored to provide a modern blend of tradition and style. Known as 'Notting Hoole'... The name says it all. For travel, the property is convenient for links to the national motorway network and walking distance of Chester Railway Station.

## DIRECTIONS

Proceed out of Chester towards the Fountains roundabout and proceed straight on before taking the second turning following signs for Hoole Way. Take the first turning at the next roundabout, continuing along the A56 Hoole Way signposted M53/M56. Continue along Hoole Way through the next set of traffic lights over the Hoole Road Railway Bridge and at the bottom of the railway bridge take an immediate left hand turning onto Ermine Road. Take the first right onto Halkyn Road and proceed as the road bends to the left and the property will be observed on the left hand side.

## VESTIBULE

The property is entered through a glazed, timber panelled front door which opens to a Minton tiled floor and metre cupboard. A leaded and stained glass internal door opens to the reception hall.



## RECEPTION HALL

A welcoming reception hall featuring a Minton tiled floor, radiator, an exposed wood staircase off rises to the first-floor accommodation with oak bannister and spindle balustrades all below a ceiling with mouldings and coving. The property boasts stripped pine internal doors throughout.



## LOUNGE

14'10" x 14'0"

Having a lovely bay window to the front elevation, oak floors and a vertical radiator. Moulded and coved ceiling, open thoroughway to the sitting room, featuring an open fire with a feature Adams style surround.



## SITTING ROOM

13'10" x 10'11"

The sitting room has a continuation of oak flooring from the lounge, ceiling mouldings and coving, glazed double doors open to the conservatory and featuring a wood effect gas fire set within a lovely Welsh slate fireplace.



## KITCHEN

22'2" x 9'8"

A superb, contemporary kitchen fitted with an array of attractive wall, base and drawer units. A central island unit incorporating a breakfast bar. Ample work surface space houses a Belfast sink with a mixer tap and integrated appliances including a five-ring gas hob with extractor hood over, a single oven and a combination microwave and oven, a fridge freezer and a wine cooler. There is also a built-in store cupboard, and display cabinets, the ceiling has recessed downlights and a Velux skylight and the flooring is tiled limestone. There is also a radiator, and an open thoroughway leads to the conservatory/dining room.



## UTILITY

Fitted with a range of tall units along one wall, space and plumbing for a stacked washer and dryer, a window to the rear courtyard and a radiator.



## DINING/CONSERVATORY

12'4" x 11'2"

Having oak flooring, a vertical radiator, and French doors off opening to the rear courtyard garden.

## FIRST FLOOR LANDING

Having exposed floorboards, stairs off with oak bannister and spindle balustrades rising to the second floor, recessed down lights, and stripped pine doors off.





#### BEDROOM 1

14'10 x 12'6

With engineered oak flooring a vertical radiator and an open throughway to the dressing room.



#### BATHROOM

A lovely Victorian style suite comprising a stand alone bath with a mixer tap and shower extension, a vanity unit with countertop wash hand basin and mixer tap, a low-level WC, partially tiled walls and a ceramic tiled floor, chrome heated towel rail, recessed downlights and an opaque window to the rear elevation.



#### BEDROOM 5

10'10 x 7'10 max

Having a Velux skylight window and a radiator.



#### DRESSING ROOM

8'0 x 6'5

Having a continuation of Oak Flooring, a radiator, window to the front elevation and recessed down lights.



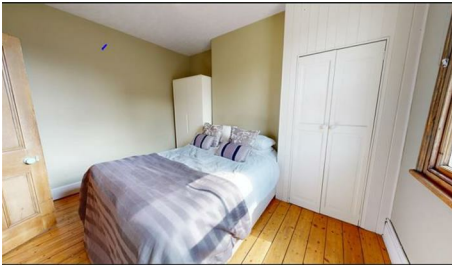
#### BEDROOM 3

Featuring a cast iron ornamental fireplace, exposed floorboards, a radiator and a window to the rear elevation.



#### WET ROOM

Installed with a dual head thermostatic shower and protective screen, a low level WC, a wash hand basin, chrome heated towel rail, fully tiled walls and floor and a Velux skylight window.



#### BEDROOM 2

12'5 x 10'6

Having a fitted corner cupboard housing the gas Worcester combination boiler, exposed floorboards and a window to the rear elevation.



#### BEDROOM 4

14'8 x 11'5 max

With timber laminate flooring, a window to the front elevation and a radiator.



#### EXTERNALLY

The property is accessed through a timber gate opening onto a paved and shrubbed garden with outside light. The rear garden is South Westerly facing and therefore enjoys a sunny aspect. It is an enclosed walled courtyard, predominately paved with York stone, established climbers and plants, gated access to the alleyway. A timber-built outbuilding with power.

#### SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

TENURE: Freehold

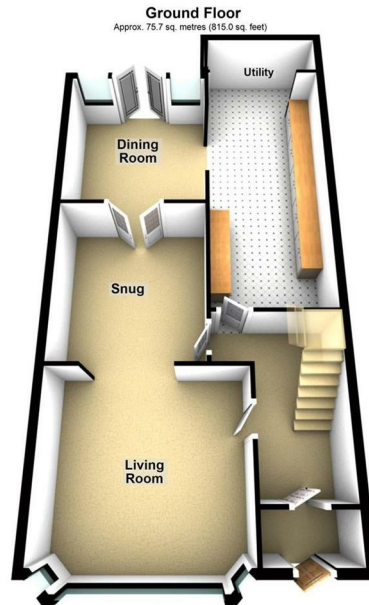
Council Tax Band : D £2277

#### ARRANGE A VIEWING

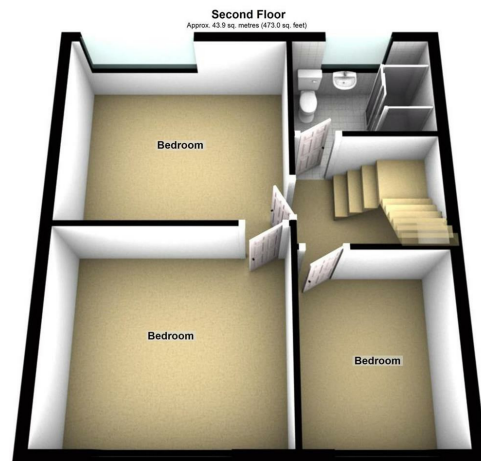
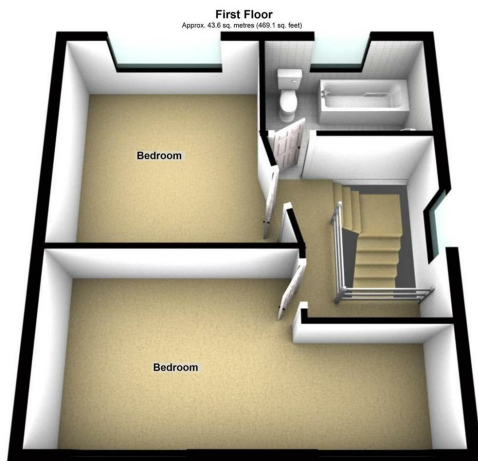
Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

#### SUBMIT AN OFFER



Total area: approx. 163.2 sq. metres (1757.2 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	