

# Town & Country

Estate & Letting Agents

Halkyn Road, Hoole

£535,000



VIRTUAL TOUR AVAILABLE... Beautifully presented 3-storey Victorian townhouse in Hoole. This charming home offers 4 bedrooms plus a versatile top-floor suite. With high ceilings and original features blended with contemporary living. Located on a picturesque street, just a short walk to Chester train station and city centre.

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## DESCRIPTION

The vendor says: "This has been the perfect home for our growing family. It's spacious, yet close to Hoole's boutiques, bars, and parks. Halkyn Road is ideally-placed for the city centre, while being a tranquil and friendly neighbourhood."

VIRTUAL TOUR AVAILABLE... Nestled on one of the most picturesque streets in Hoole, this beautifully presented three-storey Victorian townhouse seamlessly blends contemporary living with timeless original charm. The property boasts high ceilings and an abundance of natural light throughout its spacious layout. Featuring four well-proportioned bedrooms, plus a versatile top-floor suite that can serve as a principal bedroom or home office, this home offers flexible living arrangements to suit a variety of needs.

Upon entering, you are greeted by an inviting reception hall with original stained glass doors and porcelain tiled flooring that continues into the entrance hall. The living room, with its exposed floorboards, large bay window, and cast iron fireplace, creates a warm and welcoming atmosphere. The dining room, complete with a cast iron wood burner and French doors leading to the south-facing rear garden, offers a cozy yet elegant space for entertaining. An open throughway leads to the modern kitchen, fitted with integrated Bosch appliances, brass handles, and solid wood work surfaces, making it a perfect hub for family gatherings and culinary adventures.

Externally, the property benefits from double off-road parking on an attractive brick-blocked driveway and a beautifully sunny south-facing rear garden, ideal for outdoor relaxation and alfresco dining. The location is exceptionally convenient, within walking distance of Chester train station and the city centre, providing the perfect blend of city convenience and suburban tranquility. A range of parks can be found within five minutes walk of the property. The Millenium Greenway cycle path passes the end of Halkyn Road, providing direct access to miles of pleasant walking, cycling, and running trails.

Modernised and improved while retaining many original features, this Victorian gem offers a unique opportunity to enjoy the best of both worlds in a highly desirable and vibrant neighbourhood.



## 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

Entering through a glazed timber panel front door, the vestibule features a classic porcelain tiled floor. This welcoming space leads to the entrance hall through an additional glazed internal door with original stained glass sidelights.





## ENTRANCE HALL

13'1" x 5'8"

The inviting entrance hall continues the ceramic tile flooring from the vestibule. A staircase with spindle balustrades leads to the first floor, while glazed oak internal doors provide access to the living room and dining room.



## LIVING ROOM

15'4" x 13'5"

The living room exudes charm with its exposed floorboards and a bay sash window. An ornate ceiling with coving and a central ceiling rose, fitted base cabinets with shelving, and a striking cast iron ornamental fireplace with an Adam-style surround and slate tile hearth make this room a focal point of the home.



## DINING ROOM

12'4" x 12'8" max

This cozy dining room boasts a central cast iron log burner set on a slate hearth, adding warmth and a touch of rustic charm.



## KITCHEN

9'4" x 8'6"

The contemporary kitchen is equipped with a variety of wall, base, and drawer units, all complemented by brass handles and solid wood work surfaces. It is currently fitted with a resin sink with an adjustable mixer tap, integrated oven, induction hob with extractor hood, dishwasher, and space for a tall fridge freezer. The ceramic tiled floor and a window facing the rear elevation complete this modern cooking space.

## UTILITY

The utility room is designed for practicality, featuring a ceramic tiled floor and space for a washing machine. It houses a wall-mounted Worcester gas combination boiler, shelving, and includes a window facing the rear elevation.

## FIRST FLOOR LANDING

The first-floor landing continues the banister and spindle balustrades from the entrance hall. Oak doors open to three bedrooms and the bathroom, while a staircase leads to the second-floor principal suite.



## BEDROOM

15'2" x 10'9"

This spacious bedroom features a bay window with sash windows facing the front elevation and a radiator positioned below, offering plenty of natural light and warmth.



## BEDROOM

11'8" x 12'8" max

The third bedroom includes a window facing the rear elevation, with a radiator positioned below, providing a comfortable and bright living space.





## BEDROOM

9'9" x 8'6"

Bedroom features a sash window facing the front elevation, with a radiator below.



## PRINCIPAL SUITE/HOME OFFICE

26'9" x 10'6"

The principal suite offers a spacious retreat with a sash window facing the front elevation, recessed downlights, an ornamental cast iron fireplace, and a skylight facing the rear elevation. Doors lead to a further bedroom and shower room. This room is currently used as home office space by the vendors, but can also function as a bedroom.

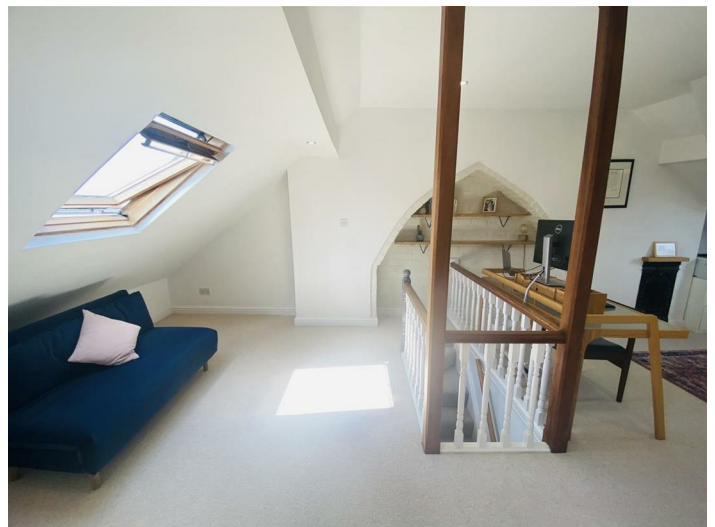


## FAMILY BATHROOM

9'4" x 8'0"

The modern family bathroom comprises a panel bath with a mixer tap and shower extension, protected by a glass screen. It includes a dual flush hidden cistern low-level WC and a wash hand basin atop a vanity unit with a mixer tap. The bathroom features exposed floorboards, a radiator, partially tiled walls, recessed downlights, and a window facing the rear elevation.

## SECOND FLOOR





## SHOWER ROOM

10'8" x 8'2" max

The shower room includes a three-piece suite with a corner shower enclosure, dual-head thermostatic shower, hidden system low-level WC, and a vanity unit with a wash hand basin and mixer tap. The hardwood flooring, anthracite wall-mounted heated towel rail, partially tiled walls with exposed beams, recessed downlights, and skylight facing the rear elevation create a relaxing and stylish atmosphere.



## BEDROOM

15'1" x 8'2" max

The bedroom within the principal suite features a dormer window facing the front elevation with a radiator below, offering a cosy and bright space.



## EXTERNALLY

The property features a brick block pathway and off-road parking. An iron gate guides you to the low-maintenance, south-facing rear garden, predominantly paved with planted shrub borders and sleeper raised flowerbeds. The garden also includes outside lighting and a water supply for convenience.

## 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

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: D £2277

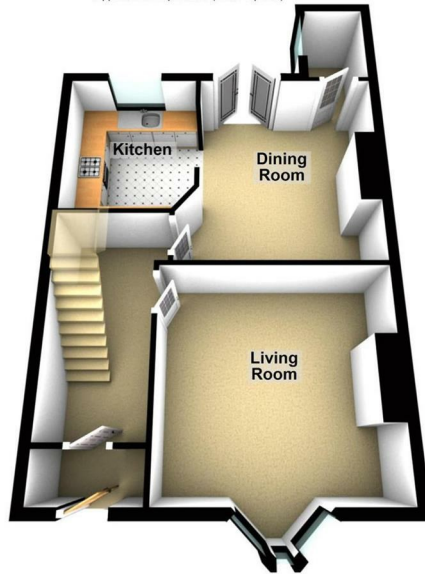
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

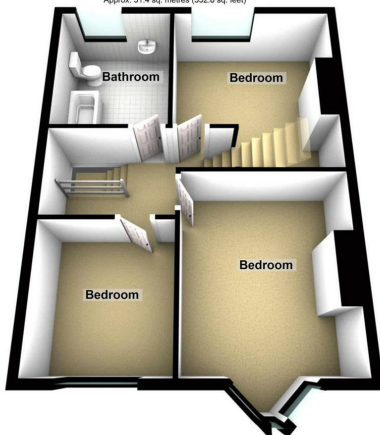


**Ground Floor**  
Approx. 51.9 sq. metres (559.1 sq. feet)

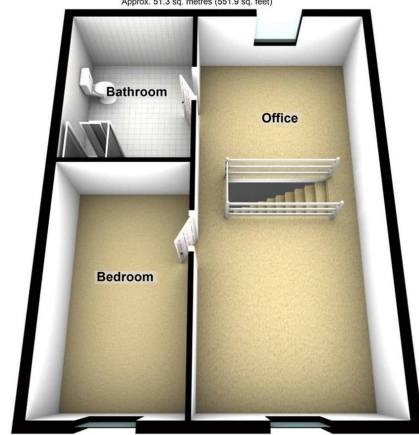


Total area: approx. 154.6 sq. metres (1663.8 sq. feet)


**First Floor**  
Approx. 51.4 sq. metres (552.8 sq. feet)



**Second Floor**  
Approx. 51.3 sq. metres (551.9 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 most 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 |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   | <b>83</b> |
| (69-80) <b>C</b>                                   |  |   |           |
| (55-68) <b>D</b>                                   |  | <b>56</b>   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |