

Town & Country

Estate & Letting Agents

Westminster Road, Hoole

Offers In Excess Of £240,000



Forming part of "Anne Villas" this delightful two-bedroom Victorian mid terraced house is situated within walking distance of the wide variety of amenities within Hoole. Having an appealing façade and offering well-proportioned accommodations, including two reception rooms, two bathrooms and a walled rear courtyard.

Viewing is essential to appreciate this lovely property.

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DESCRIPTION

This adorable mid terraced property offers an attractive design with the benefit of UPVC double glazing and gas central heating. The accommodation comprises of an entrance hall this leads into the living room having a beautiful arched window, featuring an exposed brick fireplace the dining room leads into the well-appointed modern kitchen. The first-floor landing has access to both double bedrooms one having a modern en suite four-piece bathroom and the other an en suite three-piece shower room. To the rear of the property is enclosed predominantly paved and a gravel courtyard garden with rear gated access.



LOCATION

Hoole has fast become arguably one of Chester's most sought after suburbs, there is so much to offer within the immediate locality from boutique shops to bars and award winning restaurants. Chester City centre is within walking distance offering a wider range of shopping and leisure facilities. Hoole's character and charm comes from a great deal of Victorian style properties where most have been sympathetically upgraded and restored to provide a modern blend of tradition and style. Now known as "Notting Hoole"... The name says it all. For travel the property is within approx. A mile off the M53 motorway and Chester Station is within walking distance for travel both to London and the other major cities across the North West.

DIRECTIONS

Head north on Lower Bridge Street towards Grosvenor Street/A5268. Turn right onto Pepper Street/A5268 Continue to follow A5268. Turn right onto Foregate Street/A5268. Continue to follow A5268. Turn right onto The Bars/A5268. Slight left onto Boughton/A51. Turn left onto Hoole Lane. Continue straight onto Westminster Road. At

the roundabout, continue straight to stay on Westminster Road the property will be located on the right-hand side and identified by our For Sale Board.

ENTRANCE HALL

The property is entered through a timber panelled and glazed front door with an arched glass panel above opening to wood grain effect timber laminate flooring, a radiator, stairs off rising to the first floor accommodation and doors opening to the living room and dining room.



LIVING ROOM

12'2 x 10'2

With a lovely arch window facing the front elevation, a radiator and a fitted meter cupboard.



DINING ROOM

12'0 x 14'1

A generous sized dining room, featuring an exposed brick fireplace and radiator. UPVC French doors opening to the rear courtyard garden and doors off opening to under stairs storage space onto the kitchen.



KITCHEN

11'2 x 6'6

An attractive White kitchen complimented by ornamental handles. Having wood grain effect work surfaces housing a stainless steel single drain sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, a gas hob with extractor hood. There is space and plumbing for a washing machine, space and plumbing for a slimline dishwasher, and space for a fridge/freezer. A cupboard houses the Worcester gas combination boiler. The flooring is ceramic tiled, there is a radiator, a window to the rear elevation along with recessed downlights within the ceiling and a UPVC double glazed back door opening to the rear courtyard.

FIRST FLOOR LANDING

With recessed downlights and doors opening to both en suite double bedrooms.



BEDROOM ONE

12'0 x 14'4

With access to the loft, a radiator, a window facing the rear elevation and the door opening to the ensuite bathroom.



EN SUITE BATHROOM

10'8 x 6'5

The Bathroom is installed with a four piece white suite comprising of a panelled bath, a separate corner shower enclosure with a thermostatic shower, a low level WC and a pedestal wash hand basin. The walls are partially tiled with an extractor fan and chrome heated towel rail along with an opaque window facing the rear elevation.



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BEDROOM TWO

14'5 x 11'1 max

Featuring a lovely arched window to the front elevation, a radiator and a door opening to the en suite shower room.



EN SUITE SHOWER ROOM

5'1 x 5'9

The En Suite Shower room is Installed with a white modern suite comprising of a corner shower enclosure with thermostatic shower, a low-level WC and a pedestal wash hand basin. The walls are partially tiled, having a chrome heated towel rail, recessed downlights and an extractor set within the ceiling.



EXTERNALLY

The rear of the property can be accessed through double timber gates or from the main residence. The courtyard is predominantly paved and gravelled, having the advantage of an outside water supply and light.



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SERVICES

Tenure: Freehold

Council Tax: Band B £1771.00

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

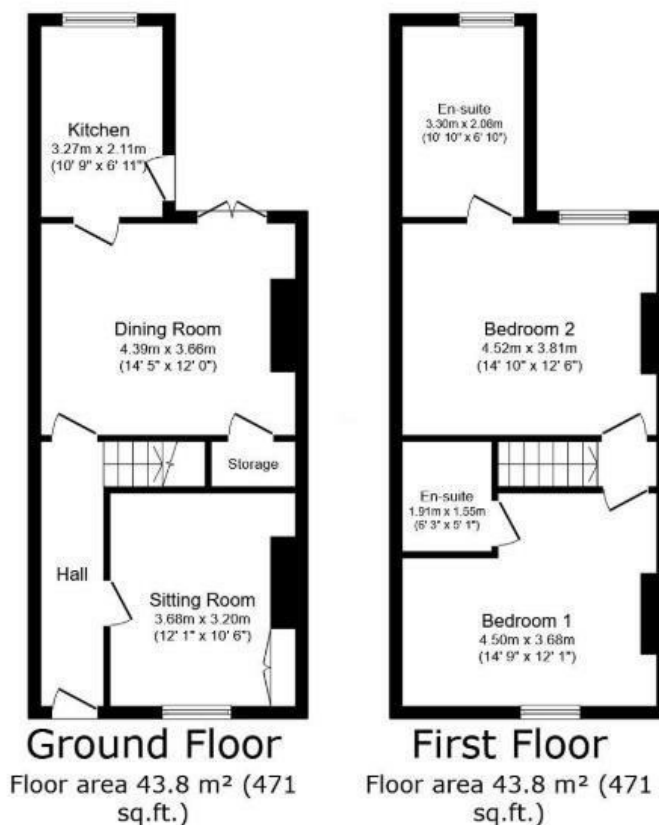
SUBMIT AN OFFER

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

MORTGAGE SERVICES

Town & Country Estate Agents 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.



TOTAL: 87.5 m² (942 sq.ft.)

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		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	