



WESTMINSTER ROAD, HOOLE

£240,000

- END OF TERRACE
- THREE BEDROOMS
- SITUATED IN HOOLE

- CLOSE TO THE CANAL
- NO
- MODERN KITCHEN & BATHROOM

165 WESTMINSTER ROAD, CHESTER, CH2



Introducing a tastefully decorated three-bedroom end terrace house, that is brought to the market with NO ONWARD CHAIN. Located just a short stroll from Hoole's wonderful Highstreet, this remarkable location offers seamless access to the city centre via the Shopshire union canal.

Westminster Road is situated in one of Chester's most coveted suburbs, Hoole, which enjoys a diverse array of local amenities including acclaimed restaurants, specialty shops, and artisanal boutiques, ensuring convenience right at your doorstep.

The house is set back from the road with a small front courtyard. Entering through the front door, you step into a welcoming hallway that has two useful storage cupboards. To the left is a generously sized kitchen has been recently modernised, featuring sleek white shaker-style base and wall units, accentuated by elegant black worktops. From the kitchen, enjoy views of the rear courtyard.

To the right of the entrance hallway is the living room, a haven of brightness and comfort, is complemented by a stunning electric fire that serves as a focal point, perfect for creating a warm and inviting atmosphere.

Also on the ground floor is the bathroom which boasts

a modern three-piece suite adorned with large & contemporary tiles. There is a bath with shower above, toilet and hand wash basin.

Leading upstairs, the master bedroom, located at the front of the property, is a spacious double room. Additionally, two further double bedrooms are situated upstairs at the rear. The property benefits from loft space that is insulated, and part boarded.

Externally the property has a westerly facing rear courtyard that is accessed from the kitchen, the courtyard gets a generous amount of sunlight and has plenty of space for garden furniture and a BBQ. This fantastic terrace would make an excellent rental property or would make a great home for a first-time buyer.



165 WESTMINSTER ROAD, CHESTER, CH2 3AR



Council Tax:

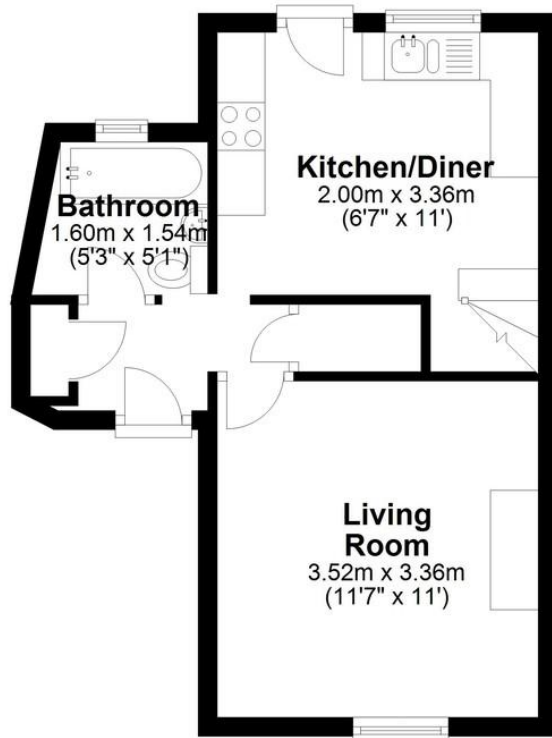
Band

Local Authority:

Cheshire West and Chester Council

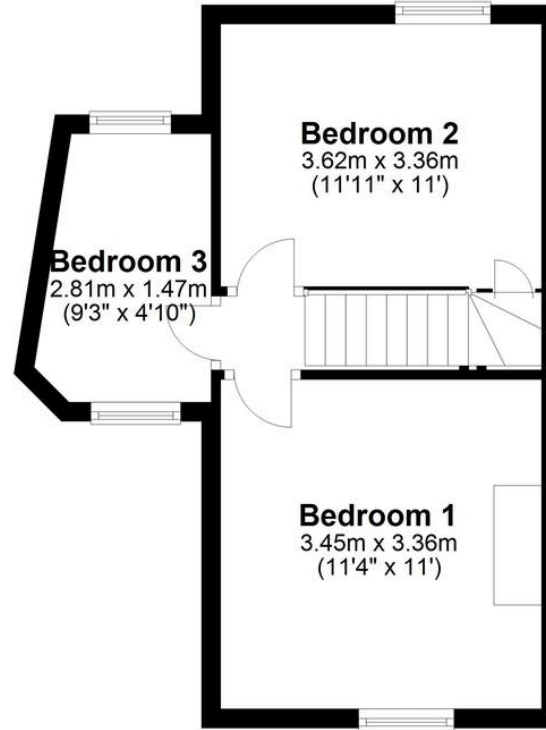
Ground Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements