



## PICKERING STREET, HOOLE, CHESTER

£210,000

- NO ONWARD CHAIN
- CLOSE TO LOCAL SHOPS AND TRAIN STATION
- HIGHLY SOUGHT-AFTER AREA
- LARGE MAIN BEDROOM WITH HIGH CEILINGS
- NEW ROOF / BOILER
- COURTYARD TO REAR

## 5 PICKERING STREET, CHESTER, CH2 3BU



A two bedroom terraced house located in the popular suburb of Hoole, ready for modernisation. The accommodation briefly comprises: large entrance hall, living room with sliding doors to the large dining area, kitchen with freestanding appliances, a second downstairs bathroom, and a south-west facing back courtyard.

Upstairs there is a large bathroom with a shower cubicle featuring a mixer shower, sink, toilet and storage cupboard where you'll find the recently upgraded boiler. Also off the landing, there are two good size bedrooms with high ceilings. The property benefits from uPVC double glazed windows and recently updated gas fired central heating.

Pickering Street 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.

This charming terrace would make an excellent investment property or would make a great home for a first-time buyer.



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## Council Tax:

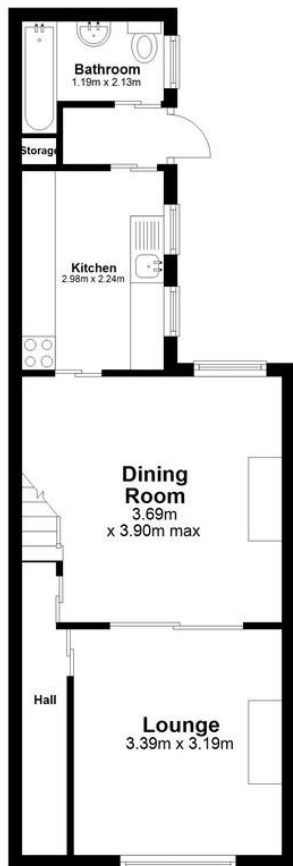
Band B

## Local Authority:

Cheshire West and Chester Council

### Ground Floor

Approx. 40.2 sq. metres



### First Floor

Approx. 37.9 sq. metres



Total area: approx. 78.1 sq. metres



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	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