



## WOODLANDS DRIVE, HOOLE, CHESTER

£400,000

- NO ONWARD CHAIN
- DETACHED GARAGE
- TREE LINED ROAD
- SCOPE FOR IMPROVEMENT
- CLOSE TO AMENITIES
- BAY FRONTED





# WOODLANDS DRIVE, HOOLE, CHESTER

3  
BED

1  
BATH

2  
RECEPTION

Situated on one of Hoole's most desirable roads, this traditional semi-detached, bay-fronted home is within easy reach of all that Hoole has to offer, including its bars, restaurants, and boutique shops. The property is offered to the market with NO ONWARD CHAIN and is ready for a new owner to make it their own.

Located along a tree-lined road, the property boasts attractive curb appeal and is approached via a block-paved driveway with a low-level brick wall to the front. Access is via a UPVC front door leading into a porch, which then opens into a welcoming hallway featuring a spindled staircase and an understairs storage cupboard. The front reception room is bay-fronted with a feature coloured glass window, and wood-effect laminate flooring flows through to the adjoining second reception room, which includes a fire surround, a hearth with an inset gas living flame fire, and leads into the conservatory extension. The conservatory has tiled flooring, UPVC double glazing, and a single French door providing access to the rear garden.

Completing the ground floor is the kitchen, positioned at the rear of the property, which also has access to the garden. It is fitted with a range of wall, base, and drawer units, roll-top laminate

surfaces with an inset 1½ stainless steel sink and tiled splashback. The kitchen also includes an inset electric hob, built-in electric oven, integrated fridge/freezer, and plumbing/space for additional appliances.

The first-floor landing features a spindled balustrade, and from here there is access to all three bedrooms: two double rooms and one single. These rooms are well-served by the bathroom, which is fully tiled and contains a three-piece white suite, including a panelled bath with an electric shower unit over, a pedestal wash hand basin, and a low-level WC.

Externally, the rear garden is mainly laid to slate chippings, with a raised timber decked area bordered by spindled railings. The garden is well-enclosed by timber fencing, and there is side gate access that leads back to the front of the property. There is also a detached garage with an up-and-over door, offering excellent storage space, as well as an additional toilet at the rear.

Woodlands Drive is just a stone's throw from the increasingly popular village of Hoole. It is a friendly neighbourhood, with a range of local shops and amenities, as well as wine bars, eateries, coffee shops, and independent stores. The

property also benefits from easy access to the ring road and other major road networks, with Chester City Centre just a short distance away.











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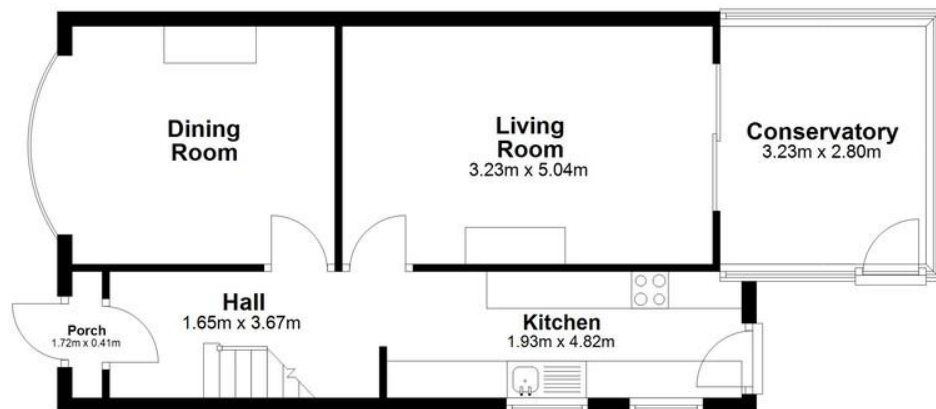


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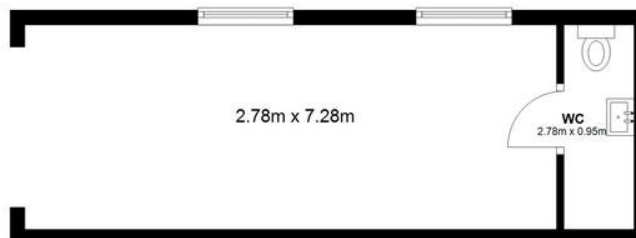
**Ground Floor**  
Approx. 54.6 sq. metres



**First Floor**  
Approx. 36.8 sq. metres



**Garage**  
Approx. 23.1 sq. metres



Total area: approx. 114.5 sq. metres

**TOTAL FLOOR AREA**  
1,232 sq ft / 115 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

**COUNCIL TAX**  
Band D

**LOCAL AUTHORITY**  
Cheshire West and Chester  
Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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