



EDNA STREET, HOOLE, CHESTER

£245,000

- MODERNISED THROUGHOUT
- NO ONWARD CHAIN
- FOUR PIECE BATHROOM SUITE

- LOCATED IN CENTRAL HOOLE
- FITTED WARDROBES
- OPEN PLAN LIVING

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EDNA STREET, HOOLE, CHESTER

2
BED

1
BATH

2
RECEPTION

This stunning terraced property in Hoole epitomises elegance and style. With high ceilings and a modern design, this home exudes sophistication from the moment you step inside. The property also benefits from having NO ONWARD CHAIN.

Upon entering through the front door, you are welcomed by an entrance vestibule, which leads to the open-plan lounge and dining area. The spacious reception rooms boast an open-plan layout but can be separated using sliding glass doors. The front room features a built-in electric fire, while the second reception room or dining room includes a staircase leading upstairs, with understairs storage. The kitchen, situated at the rear of the property, is equipped with shaker-style cupboards and high-quality appliances, including a fridge-freezer, gas hob, and washing machine.

On the first floor, the property offers two double bedrooms, the larger of which is at the front and includes built-in wardrobes. The second bedroom overlooks the rear yard and is well proportioned. The bathroom features a bath, separate shower, heated towel rail, toilet, and sink.

Externally, the property boasts a walled, attractive, and low-maintenance courtyard. An additional

benefit is the pedestrian gate leading to the car park, where off-street parking is available on a first-come, first-served basis.

Hoole is a vibrant suburb adjacent to Chester city centre, renowned for its award-winning independent shops, café bars, and restaurants. Alexandra Park, with its children's play area, open lawns, and sports facilities, is just a two-minute walk from Edna Street. Local amenities such as doctors' surgeries, hairdressers, dentists, primary schools, and convenience stores, including a mini Sainsbury's, are all within walking distance of Edna Street. Waitrose, Chester city centre, and Chester railway station are also only a 10-minute walk away. Commuting is made easy with access to the M53, M56, A55, Chester Ring Road, as well as walking and bus routes into the city centre.

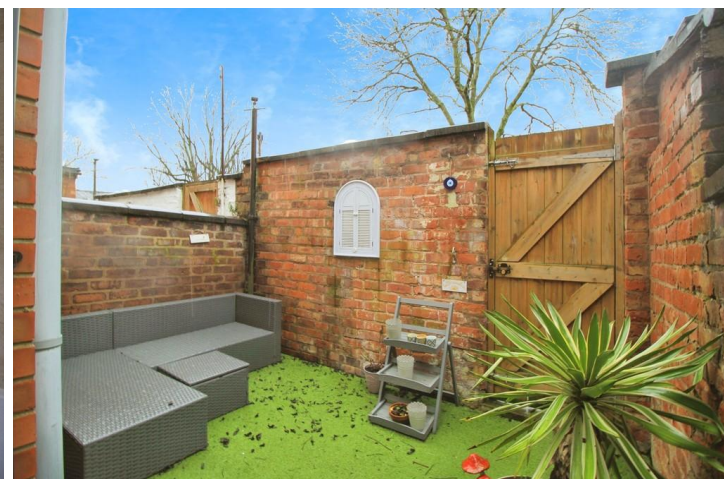
Chester, steeped in history and charm, offers attractions such as the Roman Walls, the River Dee, and the Roodee racecourse. The city centre provides a wide variety of shopping and leisure opportunities, including the iconic Rows shopping area and numerous dining establishments. Employment hubs are easily accessible via a well-connected network of A roads and motorways.





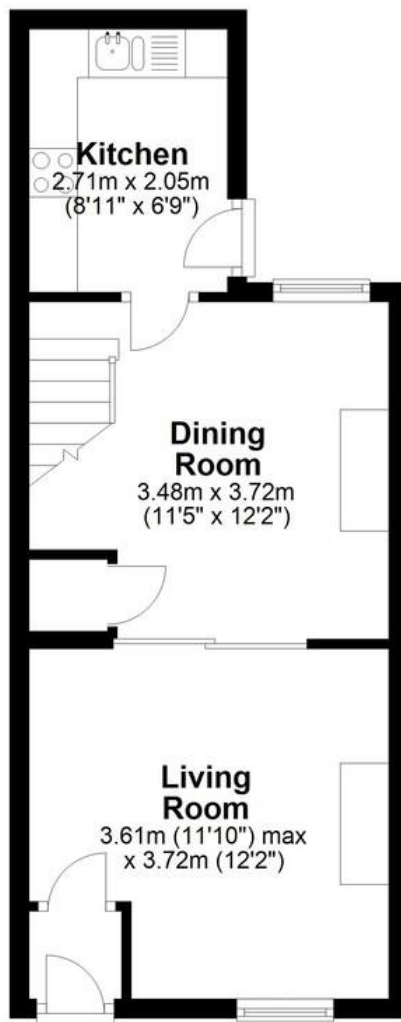
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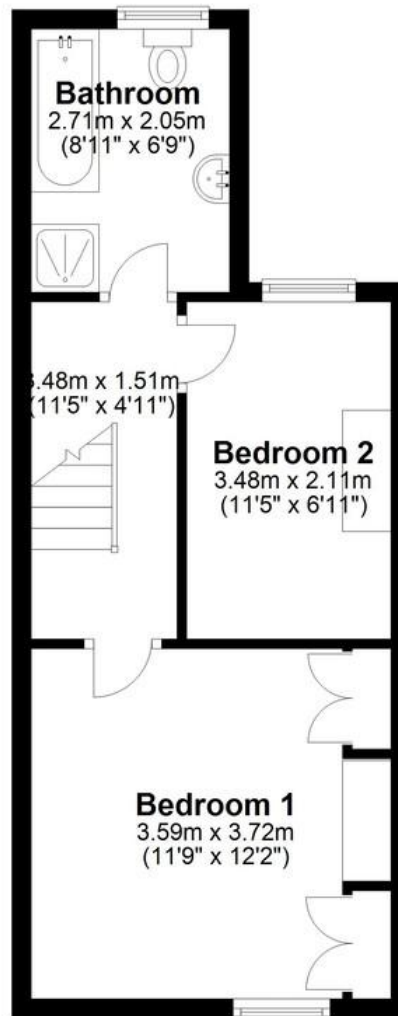
Ground Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.7 sq. feet)



Total area: approx. 64.9 sq. metres (698.2 sq. feet)

TOTAL FLOOR AREA 698 sq ft / 65 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 B

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		86
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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