



SUMPTER PATHWAY, HOOLE

£310,000

- THREE BEDROOMS
- BAY FRONTED
- PERIOD FEATURES
- SPACIOUS LIVING ACCOMMODATION
- SITUATED IN HOOLE
- NO CHAIN

8 SUMPTER PATHWAY, CHESTER, CH2 3JF



This attractive bay-fronted, three-bedroom Victorian terraced property certainly ticks a lot of boxes. Situated just a stone's throw from all that Hoole has to offer – from boutique shops to award-winning bars and restaurants – the central location is ideal and perfectly complemented by Sumpter Pathway, a quiet cul-de-sac where each property exudes character and charm. The property boasts a high-specification finish, seamlessly blending period features with a modern touch.

Upon entering, you are welcomed by a spacious hallway with Victorian-style tiled flooring, which opens directly into the living accommodation. The lounge, positioned at the front, features a charming walk-in bay window, a cast-iron fireplace, and fantastic high ceilings. The second reception room, or dining room, follows on with a large window, under-stairs storage, and a sliding door leading through to the kitchen. The airy kitchen is fitted with cream shaker-style wall and base units, complemented by oak-effect worktops. It includes an electric hob, oven, ceramic sink, and a small breakfast bar, which leads onto a utility area with ample space for appliances. Completing the ground floor is a downstairs toilet with tiled walls, a sink, and a WC.

Ascending to the first floor, the master bedroom is situated at the front and spans the full width of the property, featuring an original cast-iron fireplace. The second bedroom is a spacious double overlooking the rear courtyard, also with a cast-iron fireplace. The third bedroom, positioned at the rear, could accommodate a double bed but would also make an excellent home office or dressing room. All three bedrooms are served

by a well-appointed three-piece bathroom suite, comprising a bath with a shower above, a WC, and a sink, with fully tiled walls.

Externally, the property benefits from a rear yard, accessed from the kitchen, featuring a large, secure timber storage shed and space for a seating area. On-road parking is available and unrestricted on Sumpter Pathway and other nearby streets.

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



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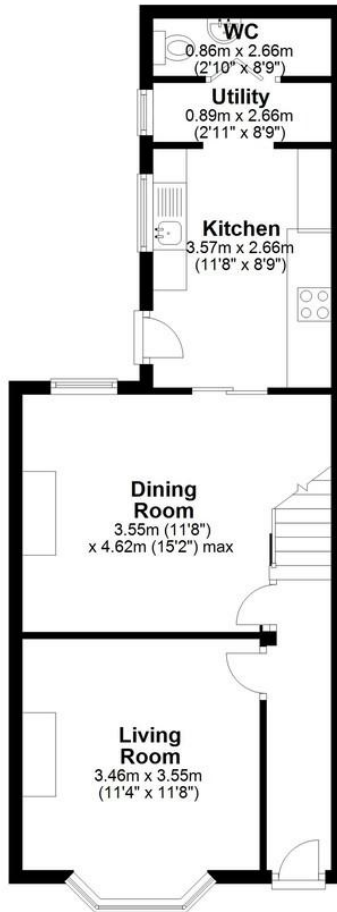
Council Tax:

Band B

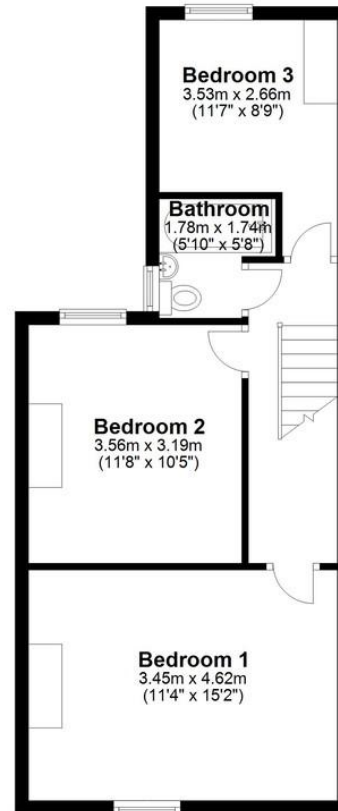
Local Authority:

Cheshire West and Chester Council

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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