



**PHILLIP STREET, HOOLE**

**£1,200 PCM**

- AVAILABLE NOW
- BRAND-NEW FITTED KITCHEN
- EXCELLENT HOOLE LOCATION, CLOSE TO AMENITIES
- TWO BEDROOMS
- NEW CARPETS THROUGHOUT
- ON-STREET PARKING AVAILABLE



# PHILLIP STREET, HOOLE

2  
BED

1  
BATH

2  
RECEPTION

Available to rent immediately is this well-presented 2-bedroom terraced home, perfectly located in the sought-after area of Hoole. Just a short walk from local shops, cafes, and restaurants, and with excellent transport links into Chester city centre, this property is ideal for professionals, couples, or small families.

The property boasts a spacious and inviting living area, fitted with fresh, neutral carpets throughout, creating a warm and comfortable atmosphere. The recently installed kitchen offers a contemporary space for cooking and dining, complete with sleek units and modern fittings.

Upstairs, you'll find two well-proportioned bedrooms, both bright and airy, offering ample space for relaxation or home working, master bedrooms benefits from floor to ceiling wardrobes. A well-appointed family bathroom completes the first floor with bath, separate newly installed shower cubicle, sink and WC.

Outside, the property benefits from a private rear south facing courtyard courtyard with storage shed, perfect for outdoor seating or entertaining in the warmer months.

The property benefits from gas central heating

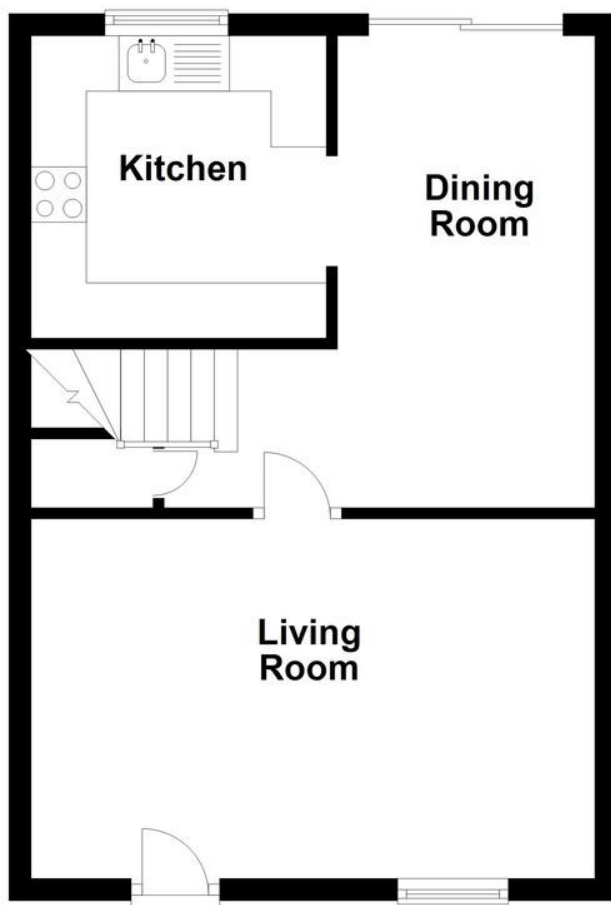
throughout and is presented to an excellent standard and benefits from on-street parking. EPC rating C and council tax band B.



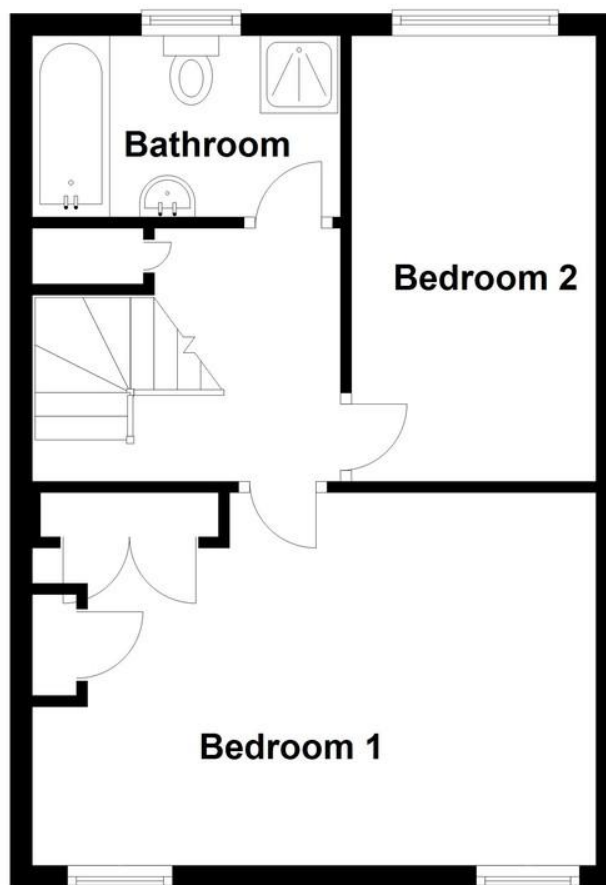




## Ground Floor



## First Floor



**TOTAL FLOOR AREA**

/

**COUNCIL TAX**  
Band B

**AVAILABLE FROM**  
Available Now

**DEPOSIT**  
£1,384.61

**FURNISH**  
Unfurnished

**EPC**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	90 B

## OFFICE CONTACT INFO

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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.