



## KINGSWAY, CHESTER

£295,000

- EXTENDED SEMI DETACHED HOME
- DETACHED GARAGE
- POTENTIAL TO IMPROVE
- SPACIOUS ROOM SIZES
- DRIVEWAY PARKING
- SOUGHT AFTER LOCATION

# KINGSWAY, CHESTER

**3** **1** **3** **D**  
BED BATH RECEPTION EPC

This charming semi-detached home, nestled on a picturesque tree-lined avenue, presents a fantastic opportunity for those eager to put their own stamp on a property. Ideally situated within walking distance of local amenities in both Newton and the lively heart of Hoole, it offers the perfect balance of tranquillity and convenience. Boasting generous off-road parking, a detached garage, and an expansive lawned garden, this home is not to be overlooked.

Stepping inside, you are welcomed by a porch that leads into a spacious hallway, complete with an under-stairs storage cupboard and doors providing access to the main living areas. At the front, the bright and airy lounge benefits from a large curved bay window, allowing natural light to pour in. To the rear, the sitting room offers a delightful view of the garden, with a central door flanked by windows, making it an ideal space for relaxation or entertaining. The extended kitchen and dining area, also positioned at the rear, offers huge potential to be reimagined into a stylish open-plan living space.

Upstairs, the landing is illuminated by a stairwell

window, with doors leading to three bedrooms and the family bathroom. The first two bedrooms are generously proportioned doubles, while the third is a comfortable single, perfect for a child's room or home office. The principal bedroom benefits from a lovely bay window and built-in wardrobes. The bathroom is fitted with a bath and overhead shower, washbasin, and WC.

Externally, the property offers a spacious driveway extending along the front and side, providing ample off-road parking and access to the detached garage. The sizeable rear garden is a true highlight, featuring a patio area ideal for outdoor dining, a well-maintained lawn, and a backdrop of mature trees, hedging, and fencing for privacy. Brimming with potential, this property is an excellent prospect for buyers looking to create a bespoke family home in a highly sought-after location.

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**Council Tax Band:** D

**Local Authority:** Cheshire West and Chester Council

**Total Floor Area:** 1,239 sq ft / 115 sq m

**Tenure:** Freehold

**Service Charge (per annum):**

**Ground Rent (per annum):**

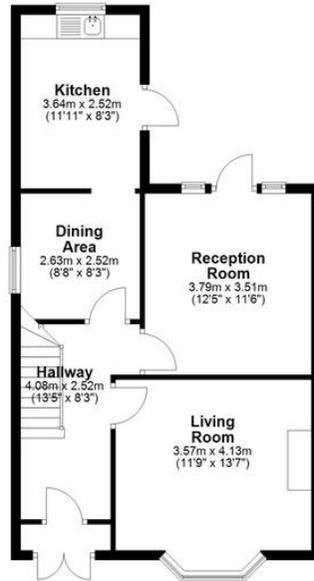
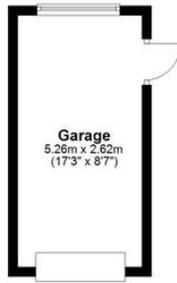
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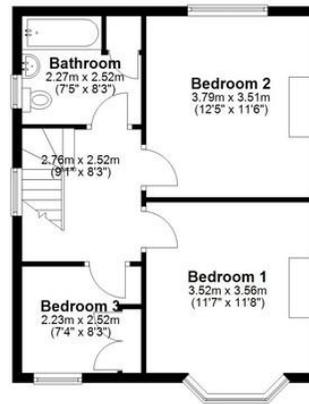
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**OFFICE CONTACT INFO**

Urban Sale and Let  
 19 Charles Street  
 Hoole  
 Chester  
 Cheshire  
 CH2 3AY

01244 886 636  
 info@urbansaleandlet.co.uk  
 www.urbansaleandlet.co.uk

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