



HOOLE ROAD, HOOLE

£625,000

- VICTORIAN FOUR STOREY RESIDENCE
- FILLED WITH PERIOD FEATURES
- SIX DOUBLE BEDROOMS
- OFF ROAD PARKING
- SOUTH FACING COURTYARD
- SPACIOUS LIVING ACCOMMODATION



HOOLE ROAD, HOOLE

6 6 2 TBC
BED BATH RECEPTION EPC

Nestled in the heart of one of Chester's most sought-after suburbs, 59 Hoole Road presents a rare opportunity to acquire a substantial Victorian property brimming with charm, character, and versatility.

This handsome four-storey, mid-terraced townhouse has been meticulously maintained and thoughtfully configured, offering a total of six bedrooms and six bathrooms. It is currently operated as a successful guest house. Whether you're a family searching for an expansive and distinctive home, or an investor seeking an income-generating hospitality business, this property delivers space, elegance, and potential in abundance.

Upon entering through the grand original front door, the property opens into a porchway, which then leads into a spacious entrance hallway. This welcoming space retains many of its original period features, including high ceilings and decorative mouldings, setting the tone for the rest of the house. The ground floor is thoughtfully laid out, with a comfortable sitting room to the front of the property featuring a large sash window that floods the room with natural light. The hallway continues to a smaller reception room currently used as a home office, with a downstairs toilet located just off it.

Overlooking the rear courtyard is the sizeable dining room-perfect for both casual breakfasts and formal entertaining. To the rear of the property lies a long galley kitchen equipped with a range of fitted units and appliances. At the far end of the kitchen is a separate utility room providing laundry facilities and additional storage. A further door beneath the staircase leads down to a sizeable cellar, offering an abundance of storage space and housing the property's boiler.

An ornate staircase with original spindles and balustrade leads to the upper floors. The first floor comprises two large double bedrooms, each with en-suite shower rooms. A third double bedroom overlooking the rear is served by a spacious shower room located just across the hallway. This floor also benefits from a useful linen cupboard.

The top floor mirrors the first in layout, featuring two additional double bedrooms with en-suite shower rooms, and a further double bedroom serviced by a separate shower room. The configuration has been carefully considered to maximise functionality, making it ideal for continued use as a guest house or for conversion into a spacious family home.

Externally, the property boasts a traditional Victorian façade and a well-maintained front garden, enhancing

its kerb appeal. To the rear is a private, south-facing patio area-an ideal spot for relaxation during the warmer months. Off-street parking is also available, a valuable asset in this well-connected and popular area of Chester.

Located on Hoole Road, one of Chester's most prominent residential thoroughfares, the property is just a short walk from the city centre. The suburb of Hoole is renowned for its vibrant community, independent shops, award-winning restaurants, and cafés. Excellent transport links, including Chester railway station and easy access to major road networks, make this an ideal base for commuters or for guests exploring the area.

59 Hoole Road offers a rare blend of classic Victorian architecture and modern convenience. Whether you're looking to continue its current use as a thriving bed and breakfast, or envision transforming it into a stunning private residence, this property presents an exceptional opportunity in a prime Chester location. Early viewing is highly recommended to appreciate the scale, quality, and versatility of this outstanding home.

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Council Tax Band: E

Local Authority: Cheshire West and Chester Council

Total Floor Area: 2,666 sq ft / 248 sq m

Tenure: Freehold

Service Charge (per annum):

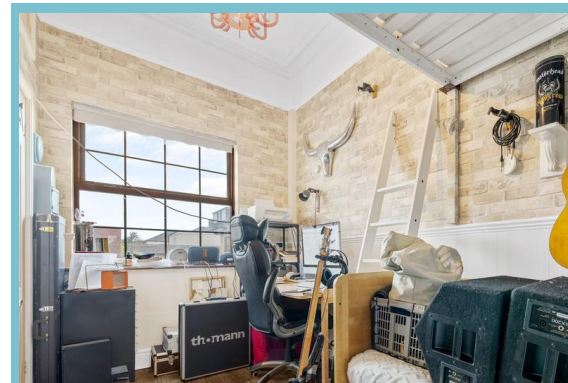
Ground Rent (per annum):

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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