



HALKYN ROAD, HOOLE

£530,000

- THREE STOREY VICTORIAN TOWN HOUSE
- PERIOD FEATURES
- OPEN FIREPLACE
- OFF ROAD PARKING
- PRETTY COURTYARD GARDEN.
- CONTEMPORARY FITTINGS

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HALKYN ROAD, HOOLE

4
BED

2
BATH

2
RECEPTION

A delightful and spacious four-bedroom residence set over three floors, situated in the ever-popular suburb of Hoole. This beautifully presented home offers a striking blend of contemporary design and charming period features, complete with the rare benefit of off-road parking – a true luxury in this sought-after area.

The property boasts an attractive Victorian façade and is approached via a paved driveway, providing parking for two vehicles. A traditional front door opens into a welcoming porch, leading into a bright and airy hallway adorned with ornate ceiling coving and the original staircase, complete with Victorian spindles and balustrade.

To the front of the home is a generous bay-fronted living room, featuring a striking cast iron open fireplace and elegant parquet flooring. The hallway flows seamlessly into the heart of the home – a spacious open-plan kitchen and dining area that marries period charm with stylish modern fittings. Recently refurbished, the room features beautifully stained wooden floorboards, another cast iron fireplace, and an abundance of natural light from a tall rear window and bifold doors.

The well-appointed kitchen offers a fantastic range

of high-gloss wall and base units, complemented by sleek grey worktops. Appliances include a large range cooker that takes centre stage, housing for an American-style fridge-freezer, and an integrated washing machine.

On the first floor, the principal front bedroom spans the full width of the house and enjoys a lovely bay window overlooking Halkyn Road. The second double bedroom overlooks the rear courtyard and includes a feature fireplace, while the third bedroom is also a good-sized double with a built-in cupboard housing the boiler. A recently renovated family bathroom completes this floor, featuring premium fixtures and fittings that nod to the home's Victorian heritage – including a freestanding roll-top bath, WC, sink, tiled flooring, and a herringbone tiled feature wall.

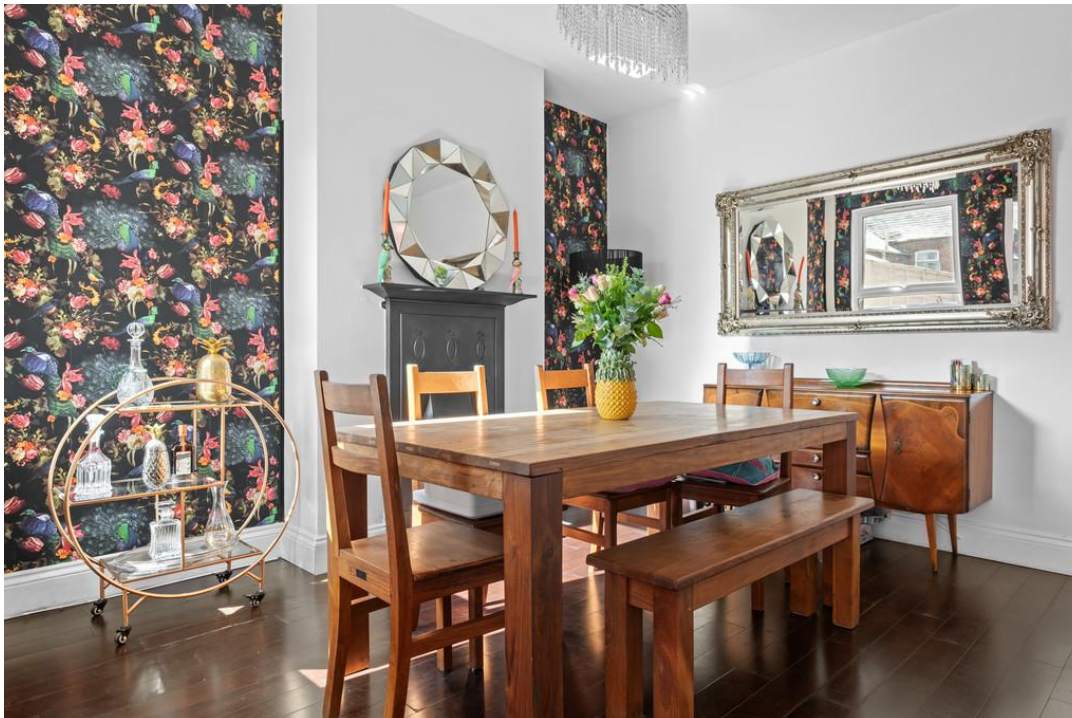
The second floor is dedicated to an exceptional principal suite, comprising a grand double bedroom with beautifully preserved original flooring, an adjoining dressing room with ample fitted storage, and a luxurious ensuite. The ensuite has been recently installed and features a fully tiled floor, freestanding oval bath, walk-in shower, vanity sink, and WC.

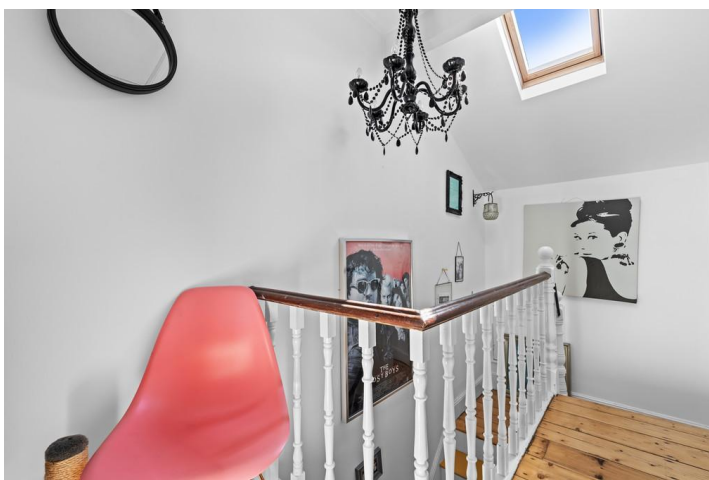
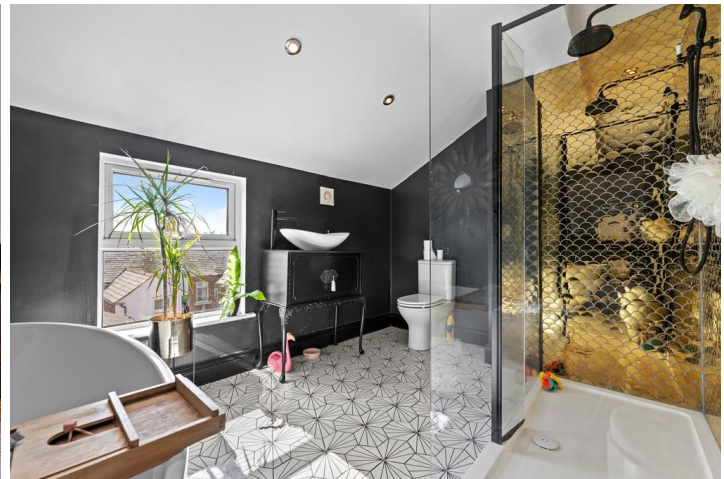
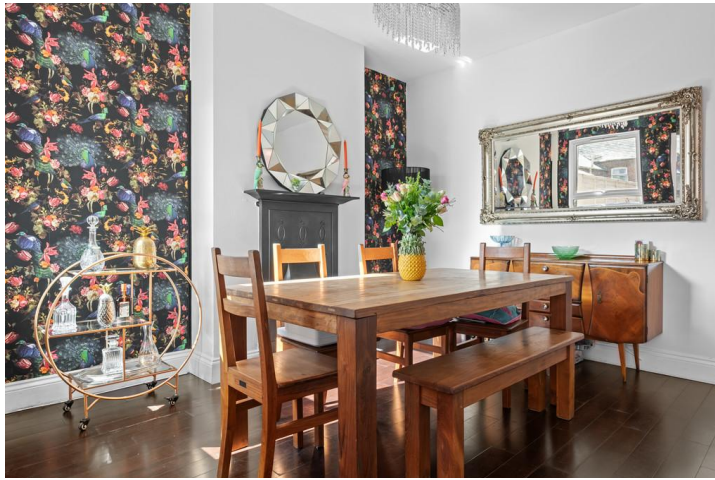
Outside, the southwest-facing rear courtyard is a

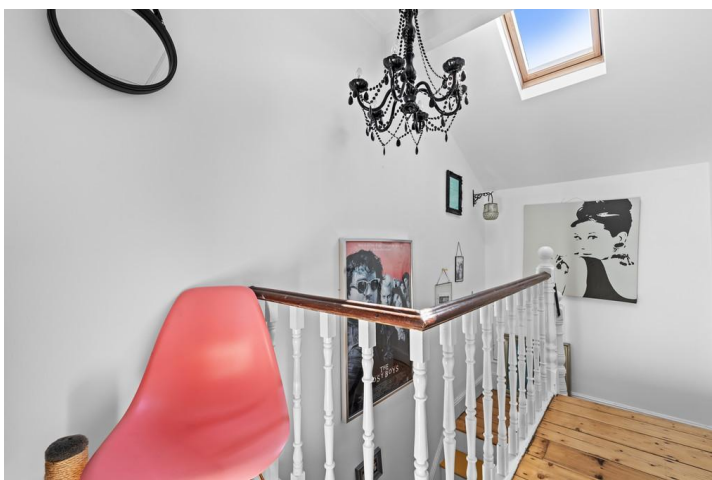
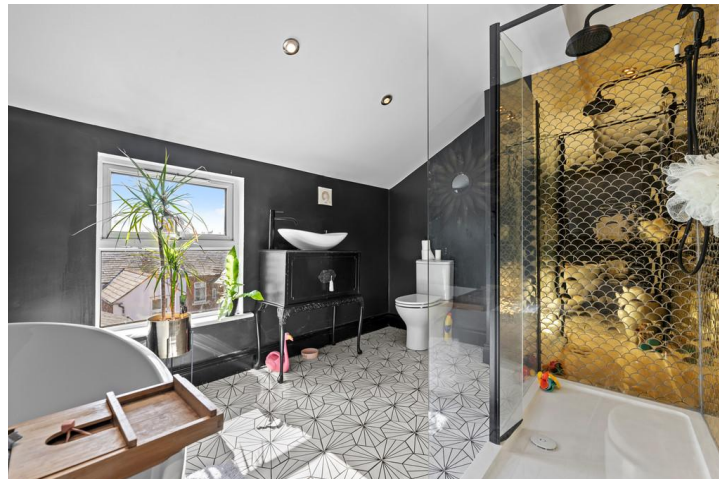
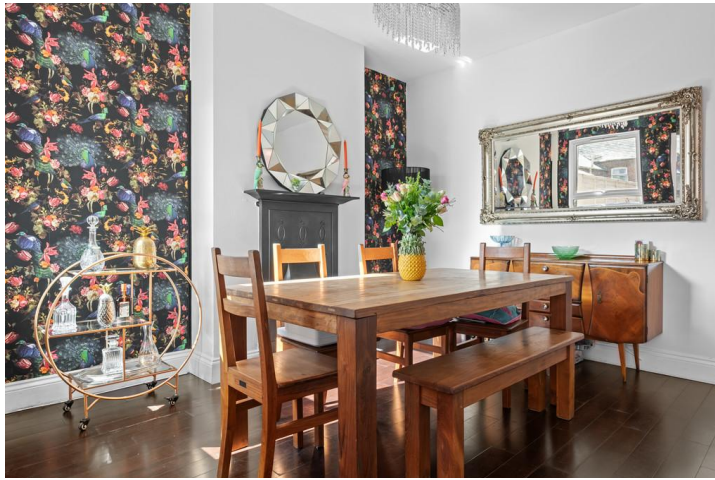
private and sun-filled space, ideal for relaxing and entertaining. Currently, it hosts a hot tub, which the sellers are open to including in the sale.

Halkyn Road lies within the highly desirable urban village of Hoole, which has seen a vibrant transformation in recent years. The area boasts an impressive array of independent shops, cafés, restaurants, and traditional pubs. Its popularity is also due to its excellent connectivity, being within walking distance of Chester Railway Station and Chester city centre, as well as offering easy access to the national motorway network.

This is a rare opportunity to acquire a character-filled family home in one of Chester's most vibrant and well-connected suburbs.









TOTAL FLOOR AREA

1,798 sq ft / 167 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 D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

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