



WESTMINSTER ROAD, HOOLE

£340,000

- IMMACULATELY PRESENTED
- OFF ROAD PARKING
- LOG BURNING STOVE
- OPEN PLAN LIVING SPACE
- SITUATED IN HOOLE
- NO CHAIN

WESTMINSTER ROAD, HOOLE

2
BED

1
BATH

2
RECEPTION

This attractive, two-double-bedroom, Georgian-style terraced property is located just a stone's throw from Hoole's High Street. This traditional home boasts plenty of character and charm and is bursting with eye-catching original features throughout, such as large fireplaces, ceiling mouldings and a beautiful tiled entrance hall. Set back from the road, there is a small garden to the front and a beautiful, low-maintenance courtyard garden with well-stocked borders to the rear. Bi-folding wooden gates open fully to allow for the option of private parking on the property.

The original wooden front door takes you into an entrance hall with a tiled floor, with stairs leading up to the first floor and an original internal door leading into the living quarters. This characterful property blends period features with modern comfort, offering a warm and welcoming living space throughout that flows openly from front to rear. The front lounge captures plenty of natural light and provides a cosy retreat, while the spacious dining room creates the ideal setting for entertaining or relaxed family meals. A well-appointed kitchen sits to the rear, opening toward the garden for easy indoor-outdoor living. The kitchen comprises matt black wall and base units complemented by white quartz worktops, along with a double oven, induction hob, and integrated

under-counter fridge, freezer and dishwasher. Also on the ground floor is a useful understairs storage cupboard that houses the washing machine as well as providing additional storage.

Finer points: Hardwood engineered flooring runs throughout, cast-iron radiators and plantation shutters add a touch of class, and a log-burning stove helps create a cosy environment.

Upstairs, you'll find well-proportioned bedrooms filled with warmth and charm, along with a neatly finished bathroom. The principal bedroom is at the front of the house and comfortably fits a king-size bed along with large wardrobes. The second bedroom overlooks the rear courtyard and is a double bedroom. Completing the first floor is the high-quality bathroom with a chequerboard-style tiled floor, a large walk-in shower, sink and WC.

Heading outside, French doors lead out to a private courtyard that is currently split into two sections: a gravelled seating area and a paved parking space. Off-street parking is a luxury in Hoole, and this property benefits from bi-fold rear gates that open up to allow a single car space.

Westminster Road is one of Hoole's most convenient and desirable locations, situated only a

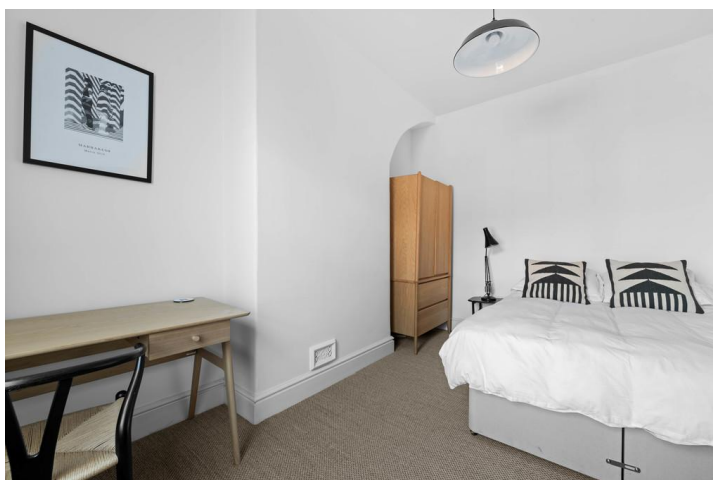
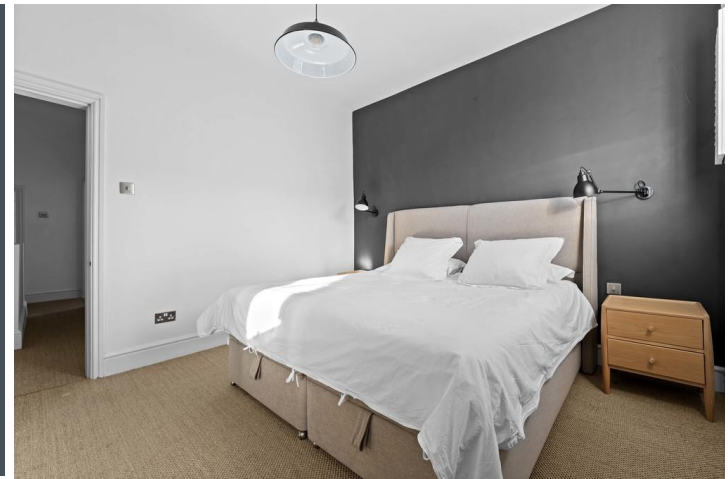
short walk from the Hoole playing fields and Alexandra Park. The excellent and renowned facilities in Hoole are on this property's doorstep, with the many restaurants, public houses, greengrocers, butchers, fishmongers, and independent shops and hairdressers less than a minute's walk away. The property is also only a couple of minutes' drive from the historic city centre, railway station and national motorway network.





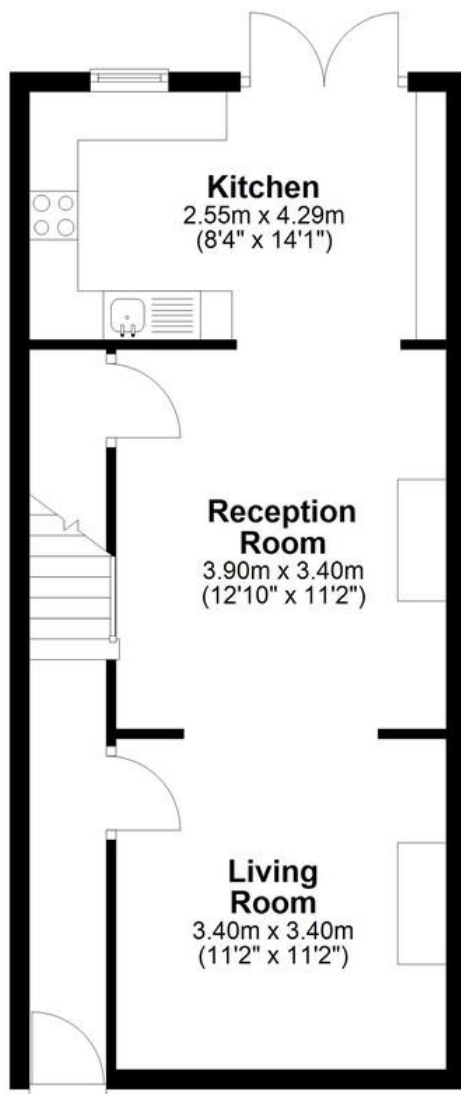
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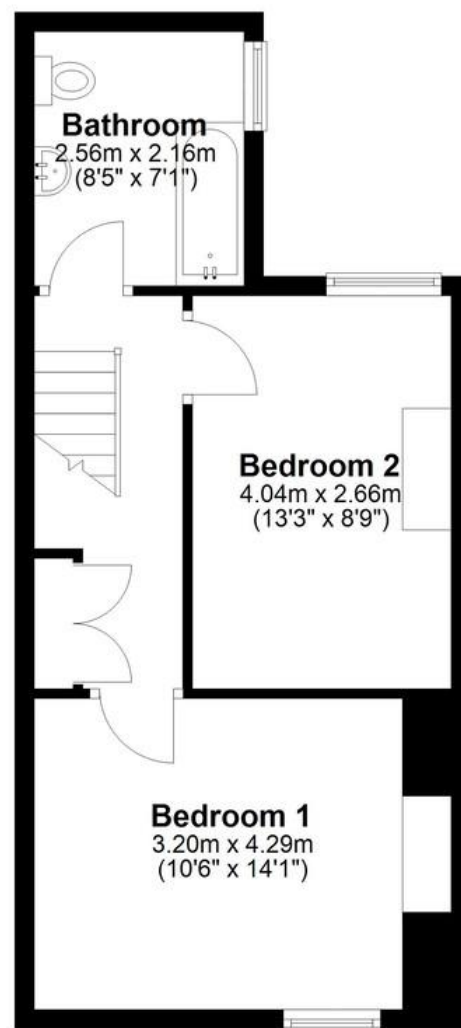




Ground Floor



First Floor



TOTAL FLOOR AREA 865 sq ft / 80 sq m

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		
55-68	D		57
39-54	E	49 E	
21-38	F		
1-20	G		

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