



# Ormonde Road, Chester

£525,000



**LESLEY HOOKS**  
ESTATE AGENTS



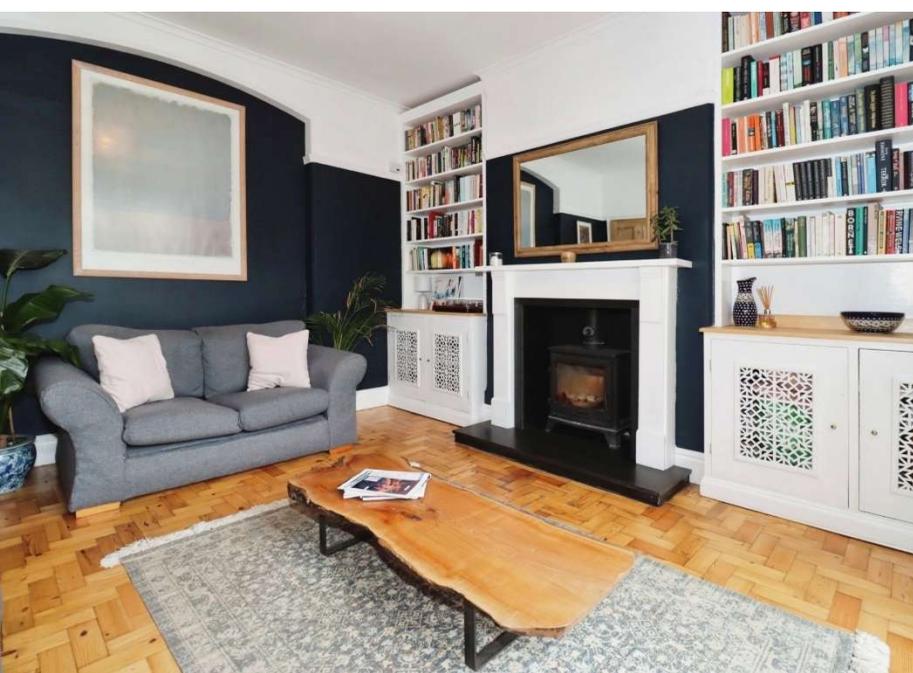


Welcome to this charming and stylish Edwardian style semi detached home, perfectly blending period character with modern touches. This stylish home is situated in a highly sought after location in Chester, offering a delightful living experience for families and professionals alike. As you step through the porch, you're greeted by a welcoming hallway that flows into a bright lounge and a cosy sitting room, complete with a feature log burner, perfect for chilly evenings. The heart of the home is the open-plan kitchen and dining room, thoughtfully designed with style and functionality in mind providing the perfect space for family meals and entertaining. Adjacent to the kitchen, you will find a handy utility area and a convenient downstairs WC.

To the first floor you will find three well proportioned bedrooms and a luxurious four piece bathroom, complete with roll top bath and his and hers sinks for added comfort. There's also a handy storage cupboard, providing practical space solutions. Outside, the property boasts a lovely garden, ideal for outdoor gatherings or simply unwinding after a long day. The driveway provides ample parking space and includes an EV charging port, catering to your modern lifestyle needs. Situated just a short walk from Chester city centre, this home offers easy access to a variety of amenities, including shopping, dining, and entertainment options. Bache and Chester General train stations are nearby making commuting a breeze, while Chester University's main campus is within walking distance. Excellent transport connections, including the A55 Expressway and M56, ensure you are well connected to the wider region. Don't miss the opportunity to make this elegant Edwardian home your own. Freehold. Council tax band E. Please note that the owner of this property is a 'Connected Person' to Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979.



**Porch**  
4'3" (1.3m) x 4'3" (1.3m)  
**Hallway**  
10'6" (3.2m) Max x 13'9" (4.19m) Max  
**Lounge**  
16'7" (5.05m) Into Bay x 13'5" (4.09m)



**Sitting Room**  
12'6" (3.81m) x 13'6" (4.11m)  
**Downstairs WC**  
8'4" (2.54m) x 3'0" (0.91m)  
**Kitchen Dining Room**  
20'3" (6.17m) x 10'3" (3.12m)  
**Utility Area**  
7'8" (2.34m) x 3'0" (0.91m)

**Landing**  
13'9" (4.19m) x 10'6" (3.2m)  
**Bedroom One**  
14'5" (4.39m) x 13'4" (4.06m) Into Wardrobe Recess  
**Bedroom Two**  
12'10" (3.91m) x 13'6" (4.11m)  
**Bedroom Three**  
10'1" (3.07m) x 10'3" (3.12m)  
**Bathroom**  
12'5" (3.78m) Max x 10'3" (3.12m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, planner and applicants shown herein have been briefed and no guarantee is given as to their capability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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