

CHANGING HOME



Gresford Avenue | Hoole | Chester | CH2 3QB

Offers Over

A large, well appointed and mature mid terraced home set right in the heart of sought after Hoole. The property has previously been a licensed HMO with 4 double bedrooms and 4 en-suites. The property will also appeal to owner/occupiers. the property can be sold furnished. NO ONWARD CHAIN.

Property Description

LOCATION

The property is set within a mature residential part of very popular Hoole. Chester City Centre and the main railway station are close at hand. Hoole itself is renowned for an array of high quality shops and bars which are within walking distance and give a strong community feel. The main road network is easily accessed.

HALL

With a Mynton tiled floor, ceiling cornice and radiator.

SITTING ROOM

12' 9" x 12' 2" (3.89m x 3.71m) With feature cast iron fireplace. Radiator, sash window and wall light point. Fitted cupboard with housing central heating boiler.

KITCHEN/DINER

13' 10" x 8' 7" (4.22m x 2.62m) Newly fitted kitchen with a range of floor and wall units. Stainless steel sink unit. Ceramic hob with stainless steel extractor hood over. Fridge/freezer, washing machine and dishwasher. Eye level oven and grill. Recessed spotlights and under stairs cupboard housing the hot water tank. Radiator and door to rear.

BEDROOM/LIVING ROOM

14' 0" into bay x 11' 6" (4.27m x 3.51m) With a sash bay window, radiator and ceiling cornice.

EN-SUITE 1

With a newly installed white suite of a WC, wash hand basin and tiled shower cubicle. Recessed spotlights, extractor fan and wood effect laminate floor.

LANDING

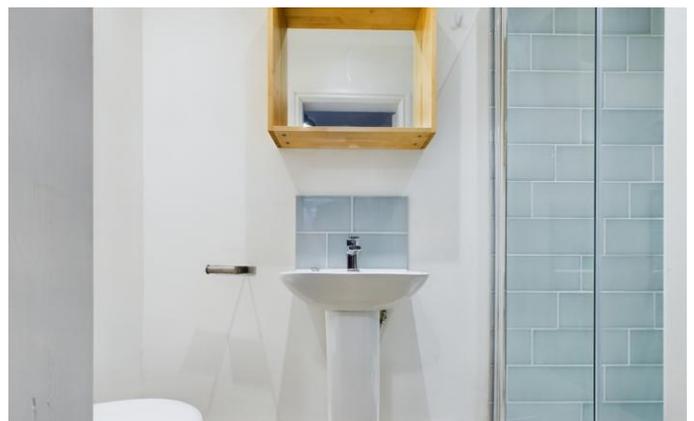
With loft access.

BEDROOM 2

15' 5" x 11' 2" (4.7m x 3.4m) max With feature cast iron fireplace. Radiator and 2 sash windows.

EN-SUITE 2

With a newly installed white suite of a WC, wash hand basin and tiled shower cubicle. Recessed spotlights, extractor fan and wood effect laminate floor.



BEDROOM 3

9' 9" x 9' 9" (2.97m x 2.97m) With feature cast iron fireplace.
Radiator and 2 sash windows.

EN-SUITE 3

With a newly installed white suite of a WC, wash hand basin and tiled shower cubicle. Recessed spotlights, extractor fan and wood effect laminate floor.

BEDROOM 4

8' 8" x 8' 4" (2.64m x 2.54m) plus doorway. With 2 windows and a radiator.

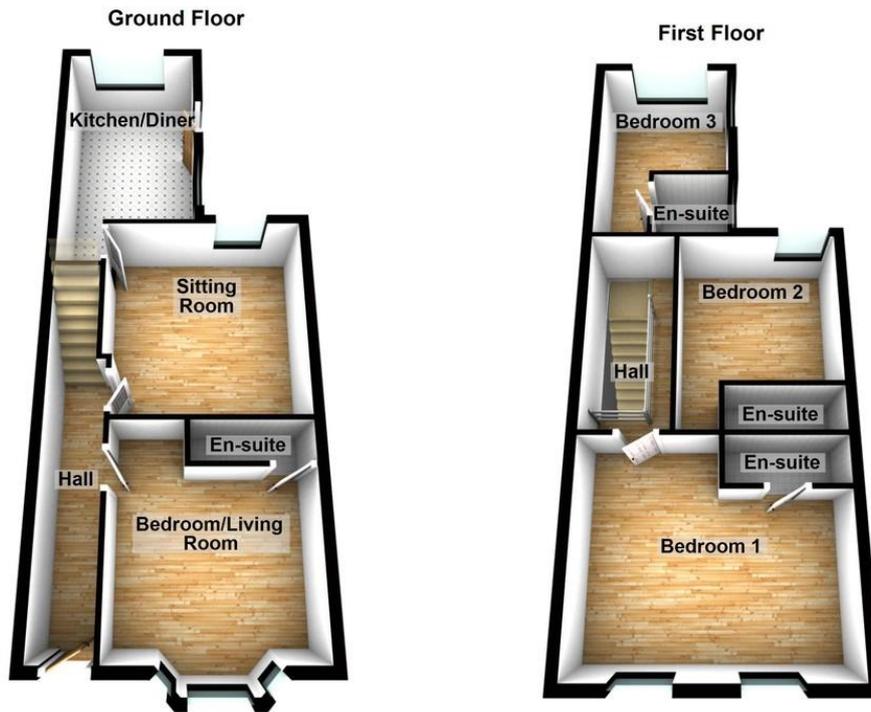
EN-SUITE 4

With a newly installed white suite of a WC, wash hand basin on a vanity unit and tiled shower cubicle. Recessed spotlights, partly tiled walls and wood effect laminate floor. Heated towel rail and frosted UPVC double glazed window.

OUTSIDE

A small garden to the front and a large walled and paved courtyard to the rear with a gate at the back.





for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements