

# CHANGING HOME



**Woodlands Drive | Hoole | Chester | CH2 3QH**

**£440,000**

A beautifully appointed and extended three bedroom semi-detached home in a sought after area of Hoole having gardens to 3 sides. There is a superb kitchen/diner, utility room and also a detached garage that has been converted to office and storage shed. Parking to the front. Early internal viewing advised.



## Property Description

### LOCATION

The property is set within a sought after part of ever popular Hoole within a short walk of it's shops and bars. Chester Chester Centre is a short drive away and well served by public transport. The main railway station is within walking distance. Access to the main road network is simple.

### HALL

Accessed via a composite front door and with wood effect laminate floor and UPVC double glazed window. Vertical radiator. Small understairs shoe cupboard and fitted store cupboard.

### LIVING ROOM

11' 8" x 11' 2" (3.56m x 3.4m) max. With wood effect laminate floor, radiator and UPVC double glazed window. Shelves.

### KITCHEN/DINER

11' 8" x 21' 7" (3.56m x 6.60m) approx. A superb dual purpose room set to the rear. The re is an extensive range of attractive wall and wall units. Worktops extend to provide a breakfast bar. 2 bowl stainless steel sink unit. Large induction hob with stainless steel extractor over. Oven and grill. Integral dishwasher. Partly tiled walls and shelving. Two Velux roof windows and recessed spotlights. Wood effect laminate floor and two vertical radiators. Fitted cupboard and fitted box seating for a dining table. UPVC double glazed double doors to the rear.

### UTILITY ROOM

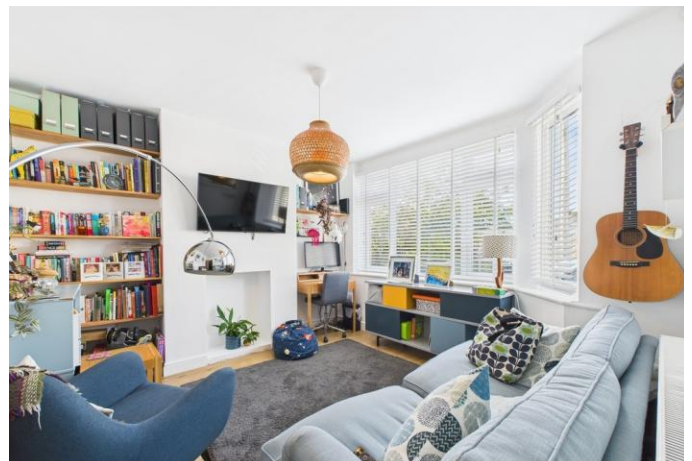
6' 8" x 6' 2" (2.05m x 1.90m) With fitted wall and floor units. Stainless steel sink unit. wood effect laminate floor and UPVC double glazed window. Wall mounted combi boiler. Space for a washing machine and tumble dryer.

### CLOAKROOM

With white WC and wash hand basin on a vanity unit. Extractor fan and wood effect laminate floor.

### LANDING

With loft access and UPVC double glazed window.



### **BEDROOM 1**

12' 10" x 10' 3" (3.91m x 3.12m) With a range of attractive fitted wardrobes. Radiator and UPVC double glazed window.

### **BEDROOM 2**

10' 8" x 9' 9" (3.25m x 2.97m) With radiator and UPVC double glazed window.

### **BEDROOM 3**

7' 11" x 7' 11" (2.41m x 2.41m) With radiator and UPVC double glazed window.

### **BATHROOM**

9' 10" x 7' 5" (3m x 2.26m) With a white suite of a WC, wash hand basin on a vanity unit, bath with shower attachment and separate shower cubicle. tiled floor and partly tiled walls. Heated towel rail, recessed spotlights and frosted UPVC double glazed window.

### **GARAGE**

A detached single garage with pitched tiled roof sits to the rear of the property and has been converted. One half is an office and one half to a store. Both sections are accessed via UPVC double glazed double doors and have power, light and a UPVC double glazed window. The office also has wood effect laminate floor.

### **OUTSIDE**

To the front is a gravel drive to provide parking. A gate leads to a lawned garden at the side with well stocked borders. The rear consists of a stone paved patio, tap and power point.





## Tenure

Freehold

## Council Tax Band

C

## 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D		
(39-54) E	54	
(21-38) F		

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