

# CHANGING HOME



9 Tollemache Terrace | Hoole | Chester | CH2 3ED

£295,000

A charming canal side two bedroom extended terraced home within sought after Hoole. The property has been substantially refurbished both internally and externally by the current owners and whilst retaining much character has many modern touches. An attractive landscaped garden lies to the rear. Viewing a must.



## Property Description

### PROPERTY NOTES

The current owners have carried out extensive internal and external refurbishments to the property. Composite front door and UPVC double glazed windows. Also they fitted a new bathroom suite, extended the property and re roofed the property. A new boiler has also been installed. The garden was landscaped in 2021.

There is a WhatsApp group and community events are arranged during the year.

### LOCATION

This canal side property sits in a fabulous location within very popular Hoole but also within walking distance of Chester City Centre. Chester Railway station is also within a short walk. Hoole itself boasts a variety of fantastic shops, bars and restaurants

### HALL

Accessed via a composite front door and with a timber floor and radiator.

### LIVING ROOM

12' 10" x 10' 11" (3.91m x 3.33m) With a beamed ceiling and UPVC double glazed window. Timber floor and log burning stove. Bespoke fitted shelving and cupboards. Recessed spotlights and radiator. Also a walk in cupboard under the stairs.

### KITCHEN/DINER

14' 6" x 13' 1" (4.42m x 3.99m) A superb light dual purpose room with roof window and UPVC double glazed window and French doors to the rear.

The fitted kitchen has a range of most attractive wall and floor units together with a double larder unit and timber worktops. Boiling water tap to a stainless steel sink unit. Timber floor and recessed downlighters. Dishwasher and integral washing machine. Integral oven and microwave. Induction hob with extractor over. Integral full length fridge. Fitted timber cupboard, shelves and radiator.

### BEDROOM 1

14' 0" x 9' 9" (4.27m x 2.97m) With fitted wardrobes with sliding doors. Radiator and UPVC double glazed window.

### BEDROOM 2

11' 2" x 6' 7" (3.4m x 2.01m) With a fitted wardrobe and fitted overhead wardrobes with pull down hanging rails. Radiator and UPVC double glazed window.

There is loft access via a drop down ladder. The loft is partly



boarded and houses the central heating combi boiler and power.

## BATHROOM

7' 6" x 6' 11" (2.29m x 2.11m) A modern white bathroom suite consisting of a WC, wash hand basin on a vanity unit and large tiled shower cubicle. Recessed spotlights, partly tiled walls and heated towel rail. Frosted UPVC double glazed window.

## OUTSIDE

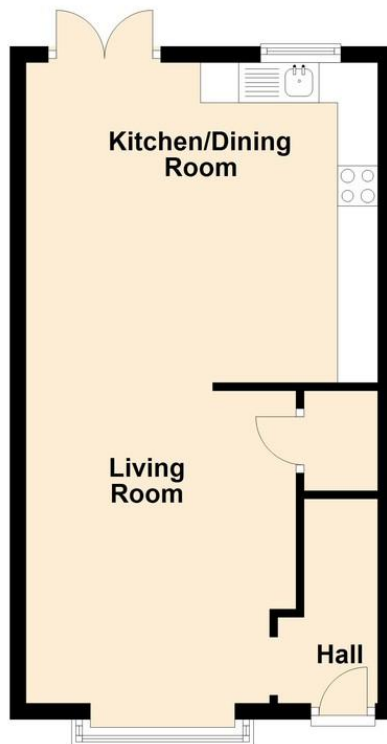
To the rear is a most attractive garden. Raised borders contain a plethora of plants, shrubs, flowers and small trees. There is a small wildlife pond, tap, log store and decked area. The garden shed has power and houses a fridge/freezer and tumble dryer that would stay with the property. Finally there is a gate at the back to access a rear alley. The alley provides vehicle access to the back of the house to unload but parking isn't permitted.

## PARKING

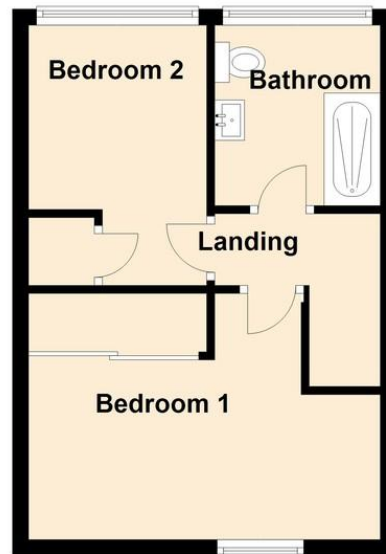
There is a council run parking scheme at the cost of £60 per annum. You can also obtain visitor parking permits.



### Ground Floor



### First Floor



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

40 Lower Bridge Street  
Chester  
Cheshire  
CH1 1RS

[www.changing-home.co.uk](http://www.changing-home.co.uk)  
[jeremy@changing-home.co.uk](mailto:jeremy@changing-home.co.uk)  
01244 345664

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(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