

CHANGING HOME



Beech Grove | Hoole | Chester | CH2 3HJ

£600,000

A substantial mature 3 bedroom semi detached family home which benefits from extensive extensions to the rear. This very spacious home has flexible living and sleeping accommodation. Set within one of Hoole's most sought after destinations. Ample parking to the front and side together with an attractive walled garden to the rear.

Property Description

LOCATION

Beech Grove is one of Hoole's most sought after destinations. Set within a short walk from Hoole's shops, bars and restaurants. Chester City Centre is within walking distance or a short drive away and is well served by public transport. Chester Railway station is also close at hand. The main road network is easily accessed.

HALL

accessed via a timber front door and with a covered radiator and wood effect laminate floor. Stained glass window to the front. Understairs cupboard with UPVC double glazed window.

LIVING ROOM

12' 6" x 11' 4" (3.81m x 3.45m) plus bay. With a UPVC double glazed window. Exposed floorboards. Open hearth fireplace with tiled surround. Picture rail and ceiling frieze. Radiator.

KITCHEN/DINER

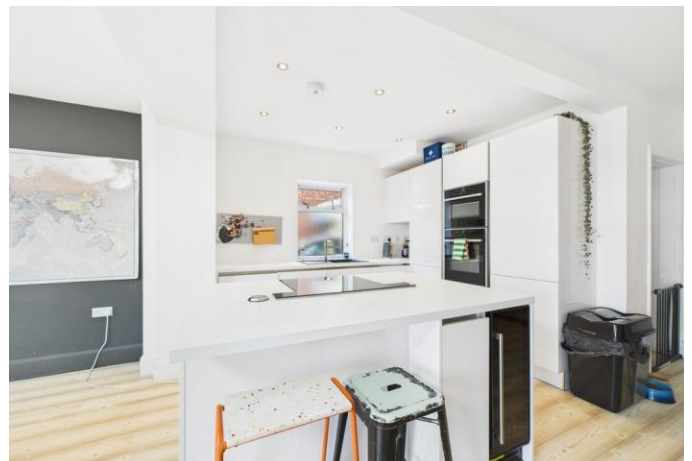
14' 0" x 19' 7" (4.27m x 5.97m) max. Part of an exceedingly large open plan dual purpose room at the rear of the property. Wine cooler. The kitchen has an extensive range of fitted floor and wall unit together with an island unit and ceramic hob. Also a sink unit, oven and grill. Fridge/freezer, recessed spotlights, radiator and wood effect laminate floor. Double glazed window to the side.

SITTING ROOM

17' 9" x 10' 9" (5.41m x 3.28m) A very bright room with UPVC double glazed French doors and full length windows. Roof window and a further UPVC double glazed window. Radiator and wood effect laminate floor.

PLAY ROOM/STUDY

13' 8" x 10' 4" (4.17m x 3.15m) With a vaulted ceiling, 2 Velux roof windows operated by remote and have rain sensors, double glazed trifold doors onto the rear garden.



UTILITY ROOM

8' 11" x 10' 4" (2.72m x 3.15m) With a range of fitted storage cupboards and wardrobes. These currently house a Glow Worm combi boiler and have space for a washing machine and tumble dryer. Recessed spotlights and vaulted ceiling. door onto the driveway and double glazed window on the rear garden.

SHOWER ROOM

10' 4" x 4' 3" (3.15m x 1.3m) With a white suite of a WC, wash hand basin and large shower cubicle. Recessed spotlights, extractor fan and double glazed frosted window.

LANDING

With a double glazed window and loft access.

BEDROOM 1

11' 4" x 11' 7" (3.45m x 3.53m) With a UPVC double glazed window, radiator and picture rail.

BEDROOM 2

14' 0" x 10' 10" (4.27m x 3.3m) With a feature cast iron fireplace. Double glazed window, picture rail and radiator.

BEDROOM 3

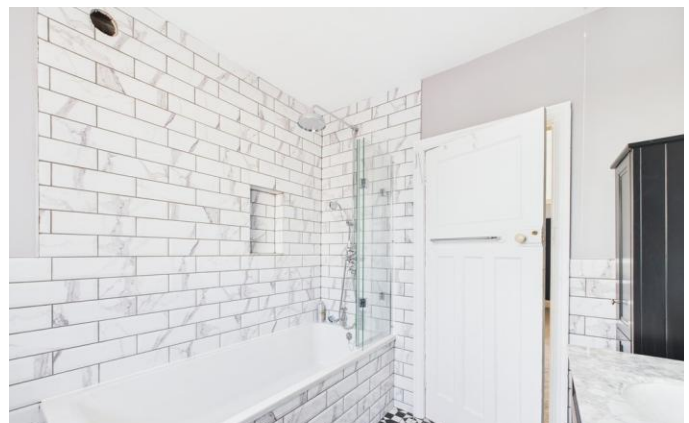
7' 7" x 7' 8" (2.31m x 2.34m) With a radiator and UPVC double glazed window.

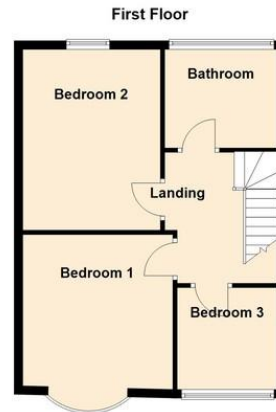
BATHROOM

7' 7" x 7' 5" (2.31m x 2.26m) With a white suite of a WC, wash hand basin on a vanity unit and paneled bath with shower and screen. Heated towel rail, partly tiled walls, tiled floor and frosted window.

OUTSIDE

To the front is a driveway and gravel parking area that provide space to provide ample parking. At the rear is an attractive walled garden with artificial lawn, patio, slate chipped area and gate to the back.





Tenure

Freehold

Council Tax Band

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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 and 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