

# CHANGING HOME



**Melkridge Close | Hoole | Chester | CH2 3DN**

**£300,000**

A modern well appointed 3 bedroom semi detached home set within a cul-de-sac in the heart of popular Hoole. The property has gardens to front, side and rear giving potential to extend subject to consents. Off road parking to the front. A short walk to local schools, shops and bars. **NO ONWARD CHAIN.**

## Property Description

### LOCATION

The property is set within a quiet cul-de-sac in sought after Melkridge Close within very popular suburb of Hoole. The City Centre is within walking distance and well served by public transport.

Hoole itself has a huge array of high quality shops, restaurants and bars that make it so popular within the City. Access to the main road network is simple.

### HALL

Accessed via UPVC double glazed front door and with a radiator.

### LIVING ROOM

12' 4" Max 14' 3" (3.76m x 4.34m) With UPVC double glazed window and radiator. Gas fire within a timber fireplace.

### DINING ROOM

9' 3" x 7' 1" (2.82m x 2.16m) With UPVC double glazed patio doors to the garden.

### KITCHEN

8' 9" x 8' 0" (2.67m x 2.44m) An attractive kitchen with a range of fitted floor and wall units. Stainless steel sink unit. New 4 ring gas hob with oven below and stainless steel extractor hood over. Partly tiled walls and tiled floor. Integral fridge/freezer. Space for a washing machine. Ideal combi boiler set within a wall unit. Built in store cupboard. UPVC door to the side and UPVC double glazed window. Spotlights.

### LANDING

With loft access and frosted UPVC double glazed window.





### **BEDROOM 1**

13' 6" x 8' 11" (4.11m x 2.72m) With radiator and UPVC double glazed window.

### **BEDROOM 2**

9' 8" x 8' 11" (2.95m x 2.72m) With radiator and UPVC double glazed window.

### **BEDROOM 3**

9' 9" x 6' 0" (2.97m x 1.83m) With radiator, UPVC double glazed window and built in over stairs cupboard.

### **BATHROOM**

5' 5" x 6' 1" (1.65m x 1.85m) With a white suite of a WC, wash hand basin and panelled bath with shower attachment and screen. partly tiled walls, frosted UPVC double glazed window and radiator.

### **PARKING**

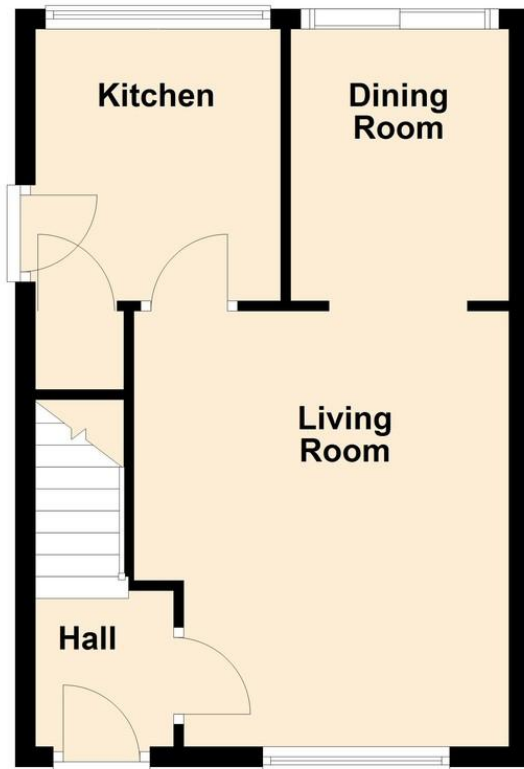
There is off road parking to the front.

### **GARDENS**

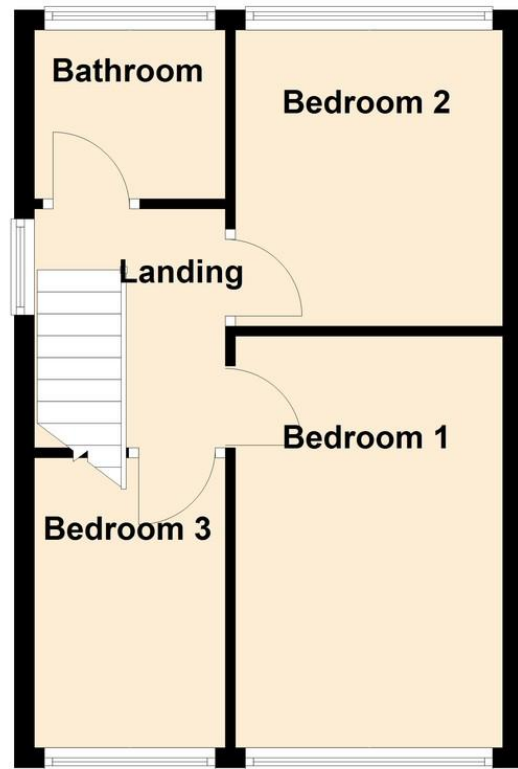
To the front is the parking area and a lawn. A fence and gate allow access to the side of the property which has a lawn and 2 garden sheds. At the rear is a patio, tap and lawn.



### Ground Floor



### First Floor



## 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+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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