

CHANGING HOME



Hoole Lane | Hoole | Chester | CH2 3EG

£230,000

A superbly appointed, recently renovated TWO bedroom mid-terraced home located in the highly desirable suburb of Hoole. This turnkey property is ready to move in and ideal for first time buyer or investor to rent out. NO ONWARD CHAIN. Viewing highly recommended. Check out the virtual tour!

Property Description

LOCATION

The property is set in the heart of ever popular Hoole within a short walk of it's shops, bars and boutique restaurant's. Chester Chester Centre is a short drive away and well served by public transport. There are excellent primary schools very close by. Chester railway station is within walking distance. Access to the main road network is simple.

LIVING ROOM

11' 8" x 11' 10" (3.58m x 3.62m) Accessed via UPVC composite front door fireplace recess in chimney breast, radiator, laminate flooring and UPVC double glazed window.

KITCHEN/DINER

12' 0" x 9' 10" (3.67m x 3.02m) With rear double glazed window, radiator, stairs leading to first floor. recently fitted modern base and floor kitchen units, marble effect work tops, white ceramic 1 1/2 sink with mixer tap, electric oven with induction hob on top with splashback, extractor hood, wall mounted combi boiler, space for washing machine & integral undercounter fridge with freezer compartment. Clever bespoke seating area under the stairs.

HALLWAY

3' 10" x 5' 4" (1.18m x 1.65m) With UPVC double glazed door leading to the rear yard.

BATHROOM

4' 7" x 13' 0" (1.40m x 3.97m) With W/C, wash hand basin vanity unit, panelled bath with mains powered shower over & shower screen, heated towel rail, frosted UPVC double glazed window, partly tiled walls, laminate flooring and extractor fan.



LANDING

2' 7" x 2' 9" (0.80m x 0.84m) With loft access.

BEDROOM ONE

11' 9" x 12' 2" (3.60m x 3.72m) With radiator, UPVC double glazed window and shutter blinds.

BEDROOM TWO

12' 0" x 6' 10" (3.67m x 2.10m) With radiator, UPVC double glazed window and shutter blinds.

OUTSIDE

To the front is steps leading to the front door, to the rear is a private gated courtyard with astroturf and a gate leading to a rear alleyway. There is a children's play area across the road from the property.

PARKING

There is on street parking to the front of the property which are on a first come first served basis.

USEFUL INFORMATION

This property is being sold with NO ONWARD CHAIN, has recently been rented out achieving £1300pcm. The property was completely renovated in 2024.





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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	58	
(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