



For Sale

£325,000



- Mature Semi-Detached Home
- Three Bedrooms
- Two Separate Reception Rooms
- Fitted Kitchen
- Gardens Front & Rear/Driveway/Car P

- Gas Central Heating
- Double Glazing
- Downstairs Cloakroom
- Fitted Four Piece Bathroom Suite
- Popular Hoole Location

**Hoole Road
Hoole, Chester,**

Property Description

Set back from the main road stands this mature three bedroom deceptively spacious semi-detached home standing within lawned gardens to both the front and rear. The property offers well planned living accommodation and offers the full benefits of gas fired central heating, double glazing, downstairs cloakroom, two separate reception rooms, driveway providing off road parking, fitted kitchen. In the agents opinion the property offers a great deal of potential and the vendor is motivated to sell.

Location

LOCATION, LOCATION, LOCATION. Hoole is very much a sought after and vibrant place to live offering a good selection of shops, restaurants, public houses, boutique shops/hairdressers, schooling. The historical City of Chester is within easy reach and the property is very close to the Chester Train Station and Bache Station for the busy commuter.



Entrance Hall

Upvc entrance door, laminated wood effect flooring, central heating radiator, stairs to the first floor, plate rack, under stairs storage cupboard and additional small cupboard.

Cloakroom

Low level w.c, wash hand basin, heated towel rail, window to the side elevation.

Lounge: 13.32' x 10.93' (4.06m x 3.33m)

Sliding patio door which leads out to the rear garden, laminated wood effect flooring.

Dining Room: 13.09' x 11.91' (3.99m x 3.63m)

Measured maximum into width and length. Double glazed window to the front elevation, central heating radiator, laminated wood effect flooring.

Kitchen: 17.98' x 7.48' (5.48m x 2.28m)

Fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with lever tap, gas cooker point, plumbing for washing machine, part tiled to walls, tiling to floor, double glazed windows to the side and rear elevations, timber partly glazed door leading to the carport.

Landing

Double glazed window to the side elevation, timber door for access to attic.

Bedroom 1: 13.75' x 11.55' (4.19m x 3.52m)

Double glazed window to the front elevation, central heating radiator, picture rail, recess with fitted shelving.

Bedroom 2: 10.96' x 10.27' (3.34m x 3.13m)

Measured maximum into width and length. Double glazed window to the rear elevation, central heating radiator, picture rail, laminated wood effect flooring, recess ideal for storage.

Bedroom 3: 10.73' x 6.96' (3.27m x 2.12m)

Measured maximum into square bay window. Double glazed square bay window to the front elevation with fitted shelf.

Bathroom

Fitted four-piece bathroom suite comprising of spa bath with lever taps, low level w.c, vanity wash hand basin with mixer tap, separate shower cubicle with fitted shower and hand held shower attachment, concealed lighting, part tiled to walls, heated towel rail, tongue and groove to ceiling.

Attic: 13.45' x 13.12' (4.10m x 4m)

Measured maximum in width and length. Velux window, central heating radiator, eye ball lighting, power and light, access to storage to eaves.

Externally

To the front of the property there is a lawned garden screened by dwarf brick wall with feature rockery inset and flagged driveway providing off road parking. To the side of the property there is a timber constructed car port with access to detached single garage. The rear garden is fully enclosed and comprises of enclosed flagged patio area, lawned garden, block paved area.

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