



For Sale



- Period End Terraced Property
- Deceptively Spacious
- Two Double Bedrooms
- Lounge/Dining Area
- Enclosed Walled Courtyard to Rear

- Fitted Kitchen
- Fitted Bathroom
- Newly Carpeted
- Recently Decorated
- NO CHAIN/VIEWING RECOMMENDED

**Tomkinson Street
Hoole, CH2 3BX**

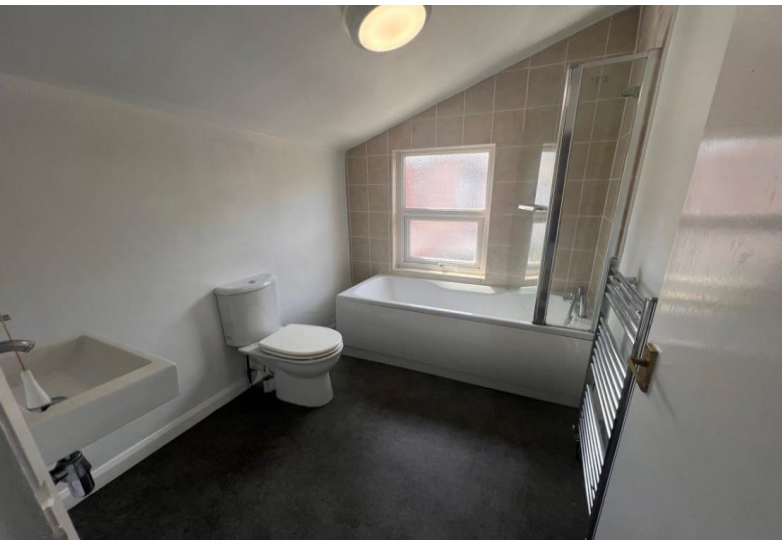
Property Description

Ashton and Grosvenor Estate Agents are delighted to announce to the market place this spacious and attractively presented period two double bedroom end terraced home which has been recently improved offering new carpets, flooring and decoration. The property offers ideal living for a family, first time buyer or buy to let landlord and benefits from double glazing, gas fired central heating, fitted kitchen, fitted bathroom to the first floor, private walled courtyard, NO ONWARD CHAIN INVOLVED BUT EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.



Location

Tomkinson Street is a quiet double ended cul-de-sac within the vibrant and popular location of Hoole. It offers a good selection of boutique shops, public houses and restaurants, schooling. The home is not only close to the main shopping area but is also very accessible to the historical City of Chester and to Chester railway station for the busy commuter with the motorway being very accessible.



Entrance Hall

Composite entrance door with double glazed window above, central heating radiator, doorway leading through to the spacious reception rooms.

Living/dining Area: 23.39' x 14.11' (7.13m x 4.30m)

Generous sized reception areas with dual aspect double glazed windows to the front and rear elevations, three central heating radiators, under stairs recess area ideal for storage, stairs to the first floor, ample power points, cupboards housing gas and electric meters, coal effect gas fire. Measured maximum into width and length.

Kitchen: 12.14' x 6.43' (3.70m x 1.96m)

Fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit, electric cooker, microwave, plumbing for washing machine, part tiled to walls, fitted pan shelf, wall mounted Worcester central heating boiler, upvc door to the courtyard, double glazed windows to the side and rear elevation, spot lights, ample power points, central heating radiator.

Landing

Access to fibreglass thermal insulated loft, built in large storage cupboard with fitted shelving and electric light.

Bedroom 1: 12.30' x 10.47' (3.75m x 3.19m)

Double glazed window to the front elevation, built in wardrobes with sliding doors, central heating radiator.

Bedroom 2: 12.57' x 8.63' (3.83m x 2.63m)

Double glazed window to the rear elevation, central heating radiator.

Bathroom

White fitted bathroom suite comprising of panelled bath with mixer shower and screen, wash hand basin with lever tap and tiled splashback, low level w.c with top flush, part tiled to walls, double glazed frosted glass window to the rear elevation.

Externally

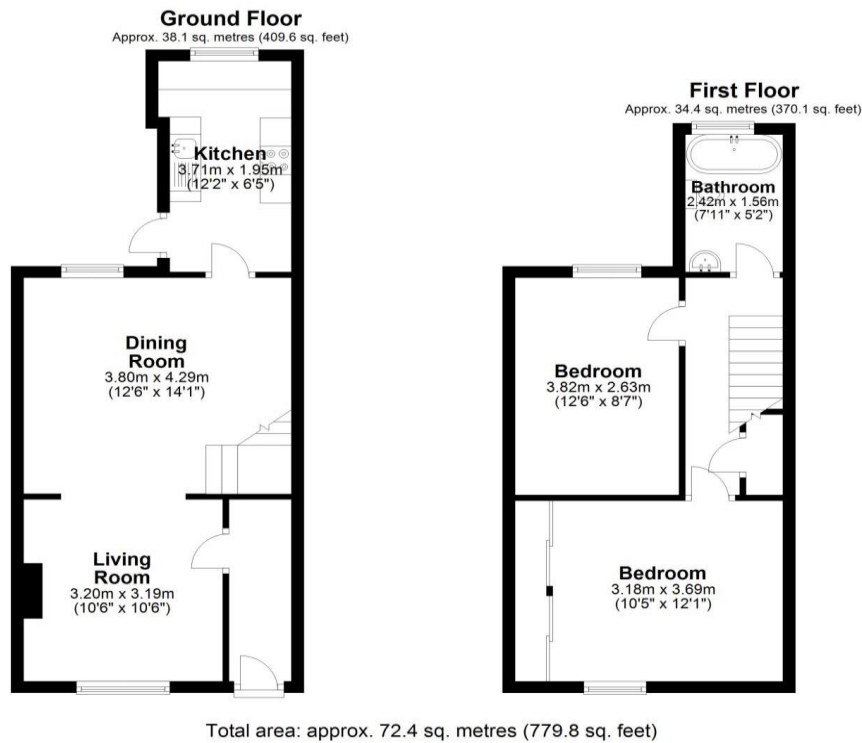
To the rear of the property there is a walled courtyard with new timber gate enabling useful side access and shared pathway.

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92+	A		
81-91	B		87
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

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