



For Sale

£320,000



- Mature Semi-Detached Property
- Three Bedrooms
- Sought After/Popular Location
- Potential To Extend(Subject to PP)
- Driveway

- Within Easy Reach Of Hoole Village
- Gas Central Heating
- Double Glazing
- Gardens to Front and Rear
- Offers Great Potential/NO CHAIN

**Woodlands Drive
Hoole, Chester, CH2 3QQ**

Property Description

Priced competitively for a quick sale stands this mature three-bedroom semi-detached home which in the agents opinion offers a great deal of potential with the space to extend to increase the living space subject to planning permission. The accommodation in brief detail comprises of Entrance Hall, Lounge, Separate Dining Room, Kitchen, Breakfast Room. Leading to the first floor are the bedrooms, bathroom and separate w.c. The home occupies a good size plot with driveway and offers the full benefits of gas fired central heating, double glazing, NO ONWARD CHAIN INVOLVED BUT AN EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.

Location

Woodlands Drive is a sought after and popular location to live with similar type homes ideally located for access into the popular Hoole Shopping area offering a selection of shops, public houses, restaurants but is also very accessible to the historical City of Chester and both the Chester Train Station and Bache Railway Station are within easy reach. An ideal position for the busy commuter looking to travel to all the major Towns and Cities.



Entrance Hall: 11.91' x 11.78' (3.63m x 3.59m)

Measured into recess. Partly glazed timber panelled entrance door, stairs to the first floor, central heating radiator, picture rail, double glazed window to the side elevation, cupboard housing electric meter, storage cupboard.

Lounge: 11.91' x 11.78' (3.63m x 3.59m)

Measured maximum into recess. Double glazed window to the rear elevation, central heating radiator, picture rail, feature fire surround.

Dining Room: 12.50' x 11.88' (3.81m x 3.62m)

Measured into recesses, timber feature surround incorporating tiled hearth and inset, central heating radiator, double glazed window to the front elevation, picture rail.

Kitchen: 7.51' x 5.38' (2.29m x 1.64m)

Kitchen comprising of complimentary worktop incorporating stainless steel drainer sink unit with swan style mixer tap, gas cooker point, plumbing for washing machine, double glazed windows to the side and rear elevation, gas meter.

Breakfast Room : 8.30' x 6.89' (2.53m x 2.10m)

Central heating radiator, double glazed window to the side elevation, understairs storage cupboard housing central heating boiler with double glazed window, two sets of storage cupboards to recesses.

Sunroom: 11.78' x 6.07' (3.59m x 1.85m)

Single glazed window to the rear elevation overlooking the garden, tiling to floor, partly glazed timber door gaining access to the rear garden.

Landing.

Double glazed window to the side elevation, access to loft.

Bedroom 1: 13.62' x 10.99' (4.15m x 3.35m)

Measured maximum into recess. Double glazed window to the front elevation, central heating radiator, picture rail.

Bedroom 2: 12.04' x 10.86' (3.67m x 3.31m)

Measured maximum into recess. Double glazed window to the rear elevation, central heating radiator, picture rail.

Bedroom 3: 7.71' x 7.91' (2.35m x 2.41m)

Double glazed window to the front elevation, picture rail, central heating radiator.

Bathroom

Bathroom suite comprising of bath, wash hand basin, part tiled to walls, cupboard housing hot water cylinder, central heating radiator, double glazed window. to the side elevation

Separate W.C

Low level w.c, double glazed window to the side elevation.

Externally

To the front of the property the garden is mainly laid to lawn screened by wall with double opening wrought iron gaining access to driveway with pathway gaining access to the rear with access to a garage with up and over door, timber gate leads to the rear garden which is fully enclosed by timber fencing and comprises of flagged patio area with pathway inset leading to a second patio area, lawn section and in the agents opinion offers a great deal of privacy.

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