



For Sale £450,000 Offer in Excess of



- CENTRAL HOOLE LOCATION
- CUL DE SAC - TREE LINED STREET
- SPACIOUS SUNNY GARDEN
- LIGHT AND AIRY THROUGHOUT
- EXTENSION POTENTIAL
- PARQUET FLOORING
- LOG BURNER
- EXCELLENT LOCAL AMENITIES
- GREAT ACCESS LINKS

Shavington Ave,
Hoole, CH2 3RD

Property Description

This beautifully presented three-bedroom semi-detached home is tucked away in a peaceful cul-de-sac in the heart of Hoole. Just a short walk from the village's vibrant shops, cafés, and restaurants, the location offers both charm and convenience.

Inside, the home is light and airy throughout, with a bright front reception room featuring original parquet flooring and a cosy log burner. The second spacious living area overlooks the garden, and the fully fitted kitchen opens out through French doors to a sun-soaked patio. The rear garden is a standout-private, generously sized, and bathed in sunlight throughout the day.

Upstairs are two large double bedrooms (one with fitted wardrobes), a third single bedroom, and a luxurious bathroom with a built-in TV. The property also benefits from a large driveway and gated side access. There is excellent scope to extend the property further to rear or converting the loft to create additional living space (subject to planning).

Perfect for families, professionals, or anyone seeking a lifestyle home in a thriving, sought-after community, a home of this calibre is a rare find - early viewing is strongly recommended.



Certificate Number : *Not Required

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/> *Not Required

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