

CHANGING HOME



Lime Grove | Hoole | Chester | CH2 3HW

£350,000

A substantial 4 bedroom 3 bathroom mid terrace home in the very heart of sought after Hoole. The property does require a scheme of internal refurbishment but has huge potential to become an excellent family home.

Sale is by informal tender with offers to be made in writing to our offices by noon on 15th August 2025. NO ONWARD CHAIN.

Property Description

TENDER DETAILS

The sale is by way of Informal Tender. Offers are invited to be in writing and at our offices at 40 Lower Bridge Street Chester CH1 1RS by 12 noon 15th August. Viewers must be in a proceedable position. Tender application form available on request.

PROPERTY NOTES

This substantial 4 bedroom 3 bathroom home was previously used as HMO letting property by the current owner.

LOCATION

Lime Grove is within a very popular part of highly sought after Hoole.

Set within a short walk from Hoole's shops, bars and restaurants. Chester City Centre is within walking distance or a short drive away and is well served by public transport. Chester Railway station is also close at hand. The main road network is easily accessed.

HALL

Accessed via a storm porch with Mynton tiled floor. The hall has superb Mynton tiled floor. Radiator and downstairs cupboard.

LOUNGE

15' 0" into bay x 12' 2" (4.57m x 3.71m) With UPVC double glazed bay window, picture rail, radiator and electric fireplace.

DINING ROOM

13' 11" x 10' 7" (4.24m x 3.23m) With UPVC double glazed window and radiator.

KITCHEN

13' 8" x 9' 2" (4.17m x 2.79m) With fitted floor and wall units. Stainless steel sink unit. Oven and gas hob. 2 UPVC double glazed windows. Boiler.



BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m) With wash hand basin and tiled shower cubicle. partly tiled walls and frosted UPVC double glazed window.

WC

With WC and wash hand basin.

BEDROOM 1

16' 0" max x 13' 0" plus bay (4.88m x 3.96m) With UPVC double glazed bay windows, radiator and picture rail.

EN-SUITE

With shower cubicle, wash hand basin and partly tiled walls.

BEDROOM 2

13' 11" x 10' 9" (4.24m x 3.28m) With radiator, wash hand basin and UPVC double glazed window.

BEDROOM 3

9' 5" x 8' 11" (2.87m x 2.72m) With radiator, fitted wardrobe, UPVC double glazed window and wash hand basin.

BATHROOM

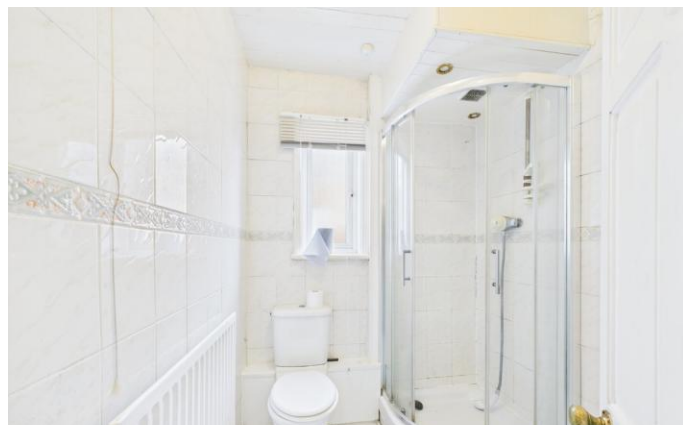
5' 8" x 6' 6" (1.73m x 1.98m) With shower cubicle, wash hand basin and WC. Frosted UPVC double glazed window.

BEDROOM 4

14' 2" x 9' 5" (4.32m x 2.87m) with some restricted headroom. With UPVC double glazed window, Velux roof window and radiator.

OUTSIDE

To the front is a small low maintenance garden. To the rear is a walled courtyard with paving and gate to rear.





Tenure

Freehold

Council Tax Band

C

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

40 Lower Bridge Street
Chester
Cheshire
CH1 1RS

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	44	
(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