

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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

**Offers Over**  
**£500,000**

DESIRABLE ROAD IN HOOLE \* PURPOSE BUILT HOME OFFICE. Situated on a highly desirable road in Hoole, this beautifully presented 1930s bay-fronted semi-detached home offers stylish and spacious accommodation, perfectly suited to modern family living. The property opens with an entrance porch leading into a welcoming hallway, complete with an attractive spindled staircase. To the front, a cosy yet elegant living room features a bay window and a charming chimney breast with a wooden mantel and cast-iron log burner. To the rear, the home has been thoughtfully extended to create a stunning open-plan kitchen, dining and family space. The contemporary fitted kitchen boasts quartz worktops, a breakfast bar and ample storage, flowing seamlessly into the dining and family areas. Bi-fold doors open out onto the garden, allowing for an abundance of natural light and excellent indoor-outdoor living. A separate utility room and a convenient cloakroom/WC complete the ground floor. Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from a bay window and fitted wardrobes, while the second bedroom also includes built-in double wardrobes. The third bedroom is generously sized and versatile. A modern family bathroom completes the first floor, featuring a double-ended bath and a separate shower. The property further benefits from uPVC double glazing and gas-fired central heating via a combination condensing boiler. Externally, the front offers a tarmac and block-paved driveway providing off-road parking. To the rear, the enclosed garden is attractively landscaped with a lawn, crushed slate borders, mature planting and a composite decked seating area - ideal for entertaining. Additional features include a covered bin store, an electric vehicle charging point, and a timber garden shed. A standout feature of this home is the purpose-built garden room, currently used as a home office, offering a perfect space for remote working.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

**LOCATION**

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

**THE ACCOMMODATION COMPRISES:****PORCH**

2.13m x 0.61m max (7' x 2' max)

Composite entrance door with double glazed insert, uPVC double glazed side windows and double glazed window light above, decorative tiled floor. Wooden panelled entrance door with leaded insert and decorative coloured glass leaded side windows to the Entrance Hall.

**ENTRANCE HALL**

4.06m x 2.11m (13'4" x 6'11")



Tiled floor, cupboard housing the electric meter, double radiator, picture rails, ceiling light point and spindled staircase to the first floor with built-in understairs storage cupboards. Doors to the Kitchen/Dining and Family Room, Living Room, Study/Playroom and Downstairs WC.

**DOWNSTAIRS WC**

2.74m x 1.02m (9' x 3'4")



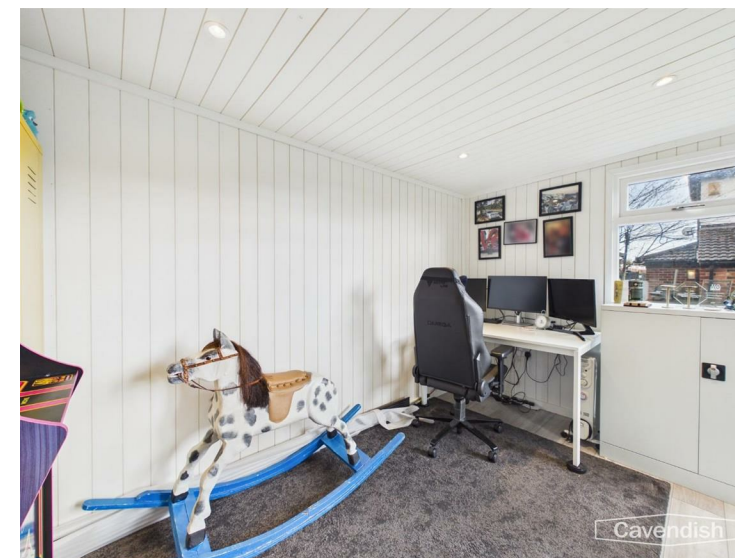
Low-level dual flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Tiled floor, ceiling light point, single radiator, uPVC double glazed window to the front and uPVC double glazed window to the side.

**LIVING ROOM**

3.91m into bay x 3.76m (12'10" into bay x 12'4")



uPVC double glazed bay window overlooking the front with shutters, ceiling light point, picture rails, exposed wooden floorboards, double radiator with thermostat, wall light point and chimney breast with wooden mantel and stone hearth housing a cast-iron log burner.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right onto Nicholas Street. Continue along the dual carriageway until reaching the Fountains Roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over Hoole Bridge and along Hoole Road. Follow Hoole Road and at the Co-op turn left into Kilmorey Park Avenue. Then take the turning left into Sandleigh. Follow Sandleigh to the T-junction and turn right into Woodlands Drive and the property will then be found a short distance on the left-hand side.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Council Tax Band D - Cheshire West & Chester Council

**AGENT'S NOTES**

- \* Services - we understand that mains gas, electricity, water and drainage are connected.
- \* There is fibre connected to the house and the garden room/home office.
- \* The property is on a water meter.
- \* The kitchen was upgraded in 2025 with additional cupboards, quartz worktops and wall tiling.
- \* Electric car charging point.

**ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify

everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**VIEWING**

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SLC

crushed slate border with a small tree. A gated pathway at the side provides access to the rear garden. Electric car charging point.

OUTSIDE REAR



To the rear there is a neatly laid lawned garden with crushed slate borders, mature shrubbery, trees and a composite decked seating area with LED lighting, being enclosed by concrete sectional wooden panelled fencing. Covered bin store, outside lighting, timber built garden shed, and outside water tap. Also located in the rear garden is a purpose built garden room/home office.

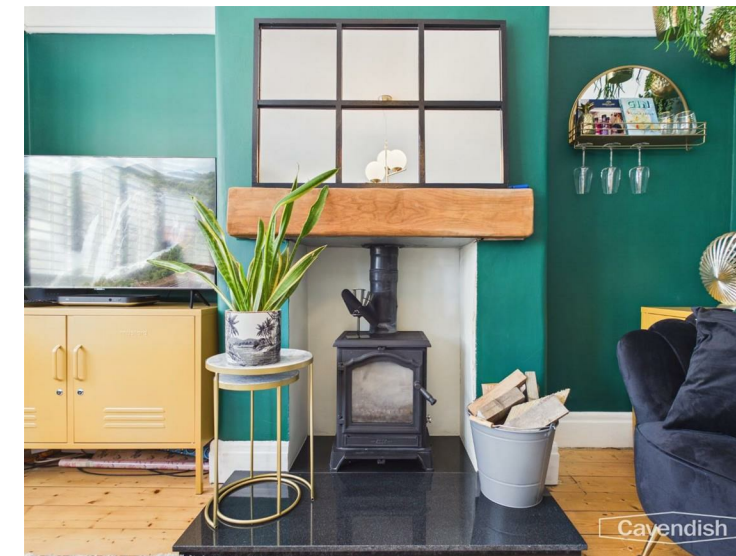


GARDEN ROOM/HOME OFFICE

3.53m x 2.31m (11'7" x 7'7")

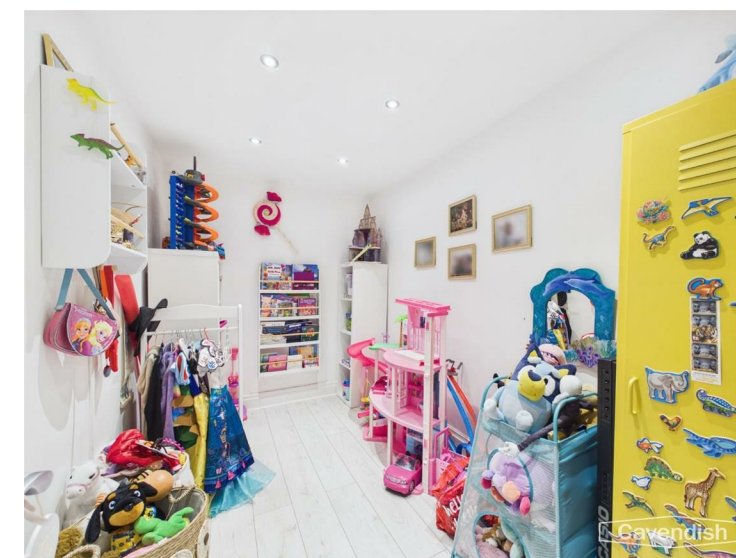


Purpose built and set on a concrete base with Kingspan insulated floor, walls and roof, laminate wood strip flooring, power points, panelled ceiling with recessed LED spotlights, panelled walls, uPVC double glazed windows, and double opening uPVC double glazed doors.



STUDY/PLAYROOM

3.40m x 1.98m (11'2" x 6'6")



Recessed LED ceiling spotlights, double radiator with thermostat and laminate wood strip flooring.

KITCHEN/DINING/FAMILY ROOM



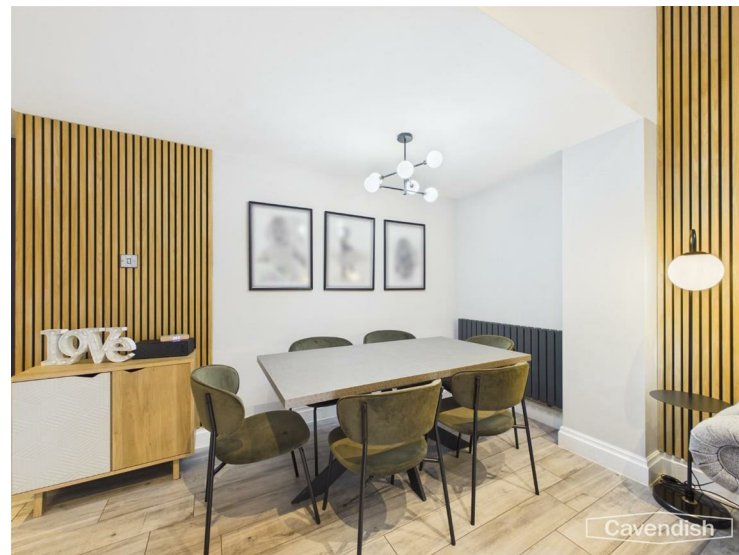
A large open-plan room incorporating a fitted kitchen, dining area and family room with vaulted ceiling and tiled floor. Door to Utility Room.

KITCHEN



Fitted with a modern range of dark blue base and wall level units incorporating drawers, cupboards, a tall cupboard and pull-out pantry with quartz worktops incorporating a breakfast bar area. Freestanding Flavel range style cooker with five-ring gas hob, double oven and grill with chimney style extractor above. Inset one and a half bowl composite sink unit and drainer with extendable mixer tap. Integrated Bosch dishwasher and space for American style fridge/freezer. Wall tiling to work surface areas, electric kickboard heater, recessed LED ceiling spotlights, mains connected heat alarm and uPVC double glazed window overlooking the rear garden. Door to the Utility Room.

**DINING AREA**



With tiled floor, contemporary double radiator with thermostat, ceiling light point and space for dining table and chairs.

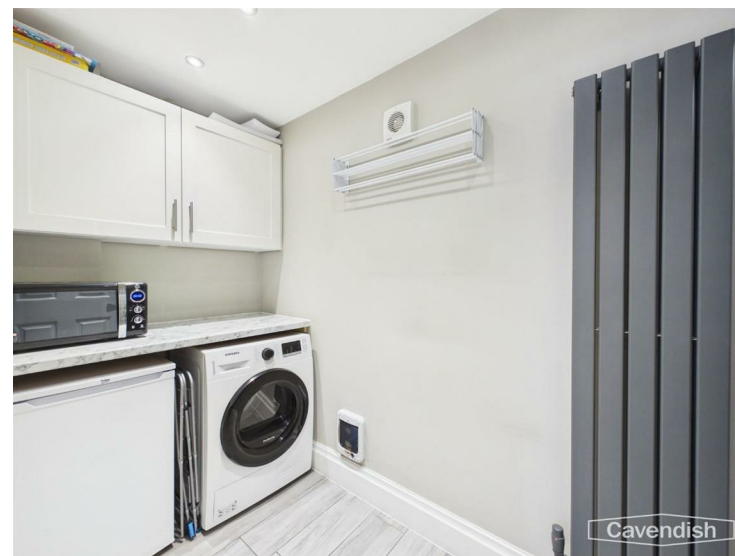
**FAMILY ROOM**



With feature acoustic woodwork, vaulted ceiling with recessed LED ceiling spotlights, contemporary double radiator and double glazed bi-folding doors to the rear garden.

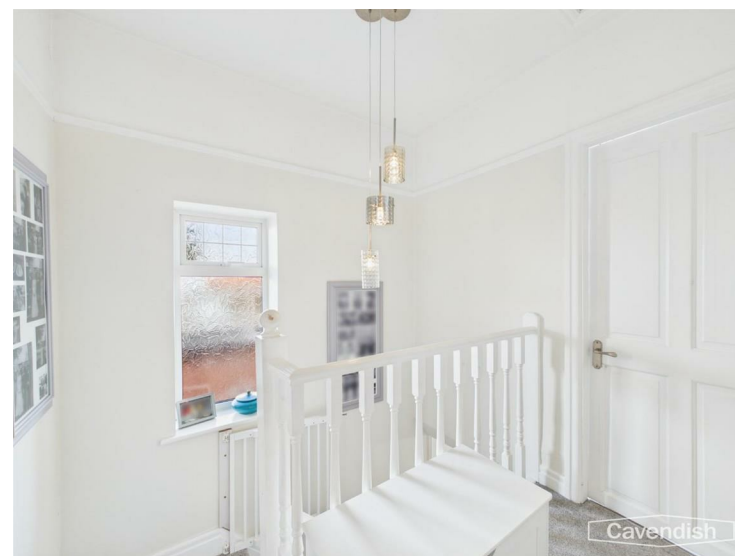
**UTILITY ROOM**

3.96m max x 1.24m max (13' max x 4'1" max)



Fitted worktop with space for freezer and tumble dryer beneath and double wall cupboard above, additional worktop with built-in storage cupboard beneath and plumbing and space for washing machine, fitted shelving, hanging for cloaks, access to roof void, extractor, contemporary tall double radiator, recessed LED ceiling spotlights, tiled floor and a Vaillant ecoTEC Pro 28 combination condensing gas fired central heating boiler.

**LANDING**



With spindled balustrade, ceiling light point, picture rails, uPVC double glazed window with obscured glass, mains connected smoke alarm and access to part-boarded loft space with retractable ladder and light point. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom.

**BEDROOM 1**

4.11m into bay x 3.73m into wardrobe (13'6" into bay x 12'3" into wardrobe)



uPVC double glazed bay window overlooking the front with shutters and individual window blinds, two full height fitted double wardrobes, provision for wall mounted flat screen television, ceiling light point, picture rails and double radiator with thermostat.

**BEDROOM 2**

3.58m x 3.43m (11'9" x 11'3")



Fitted with two full height double wardrobes with hanging space and shelving, ceiling light point, picture rails, double radiator with thermostat and uPVC double glazed window with remote control blackout blind overlooking the rear.

**BEDROOM 3**

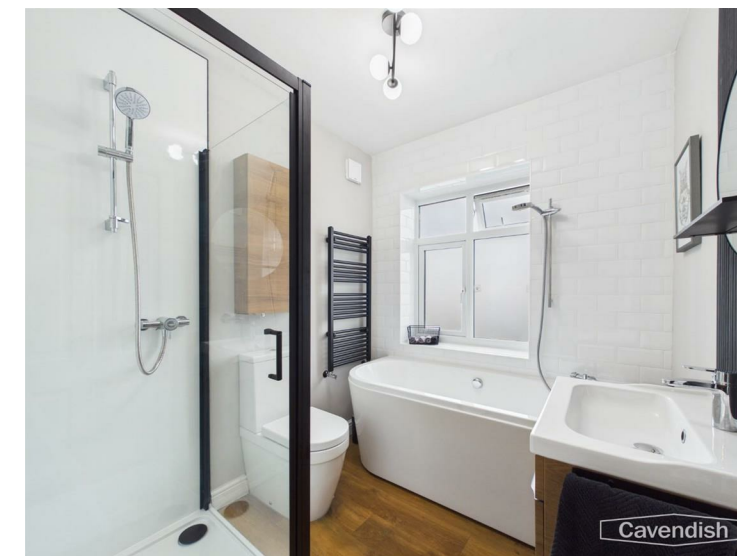
2.46m x 2.39m (8'1" x 7'10")



uPVC double glazed window to the side, single radiator with thermostat and ceiling light point.

**BATHROOM**

2.24m x 2.08m (7'4" x 6'10")



White suite comprising: double ended bath with thermostatic mixer tap and extendable shower attachment; shower cubicle with wet boarding; low-level dual-flush WC; and wash hand basin with mixer tap and two storage drawers beneath. Ceiling light point, Vent-Axia extractor, uPVC double glazed window with obscured glass, and ladder style towel radiator.

**OUTSIDE FRONT**

To the front there is a tarmac driveway with block paving and a