



WEST STREET, HOOLE

£275,000

- BEAUTIFULLY PRESENTED THREE-BEDROOM TERRACED HOME
- SITUATED IN THE HIGHLY SOUGHT-AFTER HOOLE

- GENEROUS SEPARATE DINING ROOM
- CONTEMPORARY SHAKER-STYLE FITTED KITCHEN
- PRIVATE & ENCLOSED LOW-

DWELL

WEST STREET, HOOLE

3
BED

1
BATH

2
RECEPTION

This beautifully presented three-bedroom terraced property, ideally situated in the heart of the ever-popular suburb of Hoole. Offering spacious and well-appointed accommodation throughout, the property has been tastefully improved by the current owners and combines contemporary finishes with generous room proportions.

Upon entering the property, you are welcomed into an entrance hallway, which provides access into the principal ground-floor accommodation and immediately introduces the tasteful, neutral presentation found throughout the home.

To the front is a spacious and inviting lounge, beautifully presented with wood-effect flooring and plantation-style shutters to the front window. Contemporary fitted shelving provides an attractive focal point as well as useful storage, while the generous proportions allow plenty of space for a range of freestanding furniture. The accommodation flows naturally through into the adjoining dining room, creating a fantastic open and sociable arrangement that is perfectly suited to both everyday living and entertaining. The dining room itself comfortably accommodates a substantial dining table and benefits from the continuation of the tasteful décor found throughout the ground floor.

Positioned to the rear of the property is the impressive fitted kitchen, finished with a comprehensive range of dark shaker-style wall and base units complemented by contrasting work surfaces. The kitchen incorporates a range of integrated appliances together with an inset hob, oven and extractor, while windows provide plenty of natural light. A door leads directly onto the rear courtyard, making the space particularly convenient for outdoor dining and entertaining during the warmer months.

To the first floor, the landing provides access to three well-proportioned bedrooms and the shower room. The principal bedroom is a particularly generous double with ample room for wardrobes and additional bedroom furniture, while the second bedroom provides another comfortable double room. The third bedroom offers excellent versatility and would make an ideal child's bedroom, nursery, dressing room or home office depending upon the requirements of the purchaser.

Completing the first-floor accommodation is the contemporary shower room, fitted with a modern suite comprising a large glazed shower enclosure, WC and countertop wash hand basin with useful

vanity storage beneath. Stylish finishes and natural light combine to create a bright and modern space.

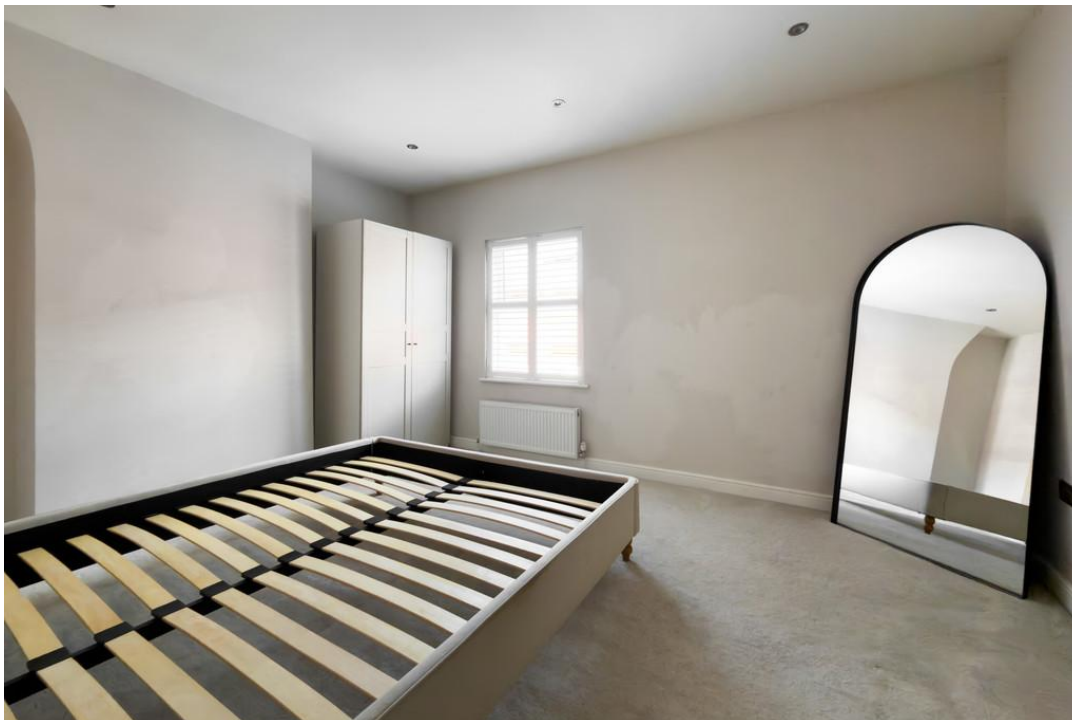
Externally, the property benefits from a private and enclosed rear courtyard which has been predominantly paved to provide an attractive yet low-maintenance outdoor space. There is ample room for seating and garden furniture, making this an ideal area for relaxing, entertaining or alfresco dining, while gated rear access provides additional convenience.

The property enjoys an excellent position within Hoole, one of Chester's most sought-after residential suburbs and an area renowned for its vibrant community atmosphere and excellent range of amenities. At the heart of Hoole, Faulkner Street and the surrounding roads offer an impressive selection of independent shops, cafés, restaurants, bars and traditional local businesses, providing everything from everyday conveniences to an excellent choice of places to eat and drink.

For those looking to enjoy everything Chester has to offer, the location is particularly convenient, with Chester railway station and the city centre readily accessible from Hoole. The historic city centre provides an extensive selection of shops, restaurants, bars, leisure facilities and cultural









DWELL

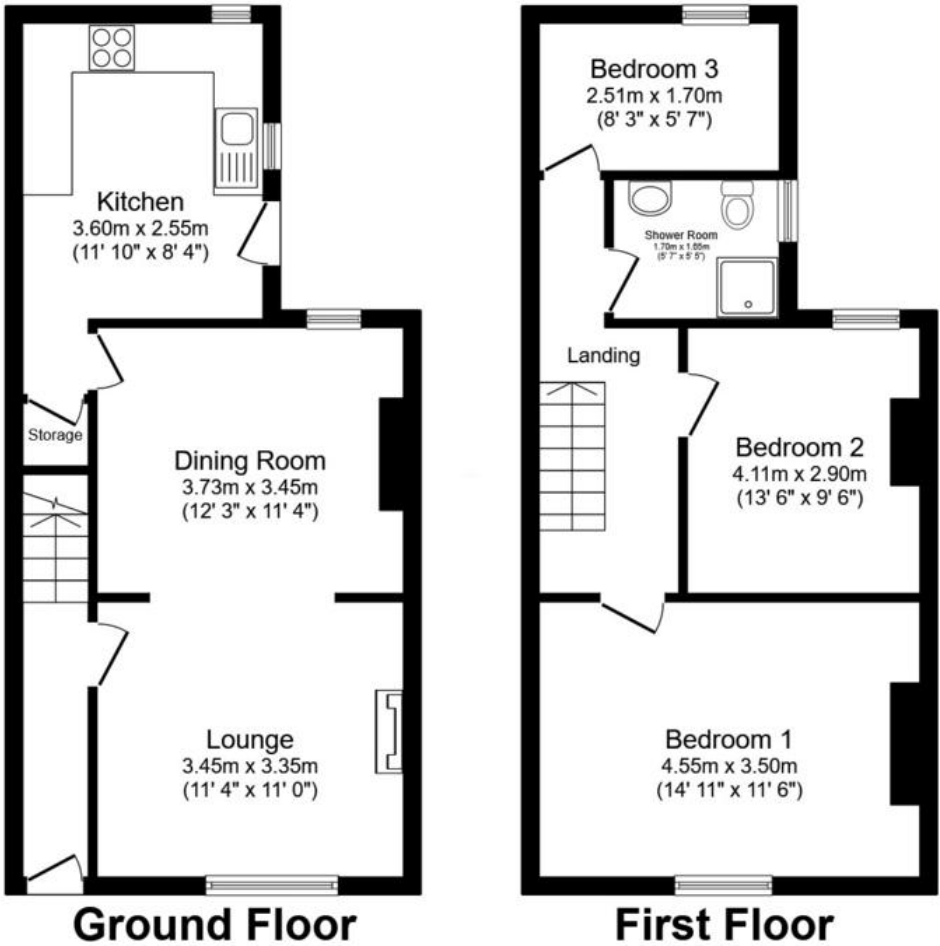
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Total floor area 83.5 m² (899 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

TOTAL FLOOR AREA 899 sq ft / 84 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band B

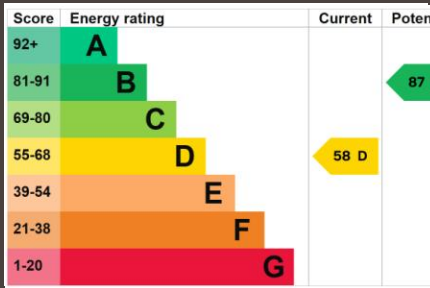
LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



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