



TOMKINSON STREET, HOOLE

£220,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- NEUTRALLY DECORATED
- SITUATED IN HOOLE
- VICTORIAN TERRACED PROPERTY
- OPEN PLAN LIVING

TOMKINSON STREET, HOOLE

2
BED

1
BATH

2
RECEPTION

A two bedroom mid terraced property, located just a stones throw from Hoole's wonderful high street. Offered for sale with NO ONWARD CHAIN.

The ground floor comprises two reception rooms, providing flexible living and dining space. To the rear is a fitted kitchen with a range of wall and base units offering ample storage and workspace, with access to the rear courtyard.

Externally, the property benefits from a south-west facing rear courtyard, ideal for enjoying afternoon and evening sunshine – perfect for outdoor dining and entertaining.

To the first floor are two generous double bedrooms. The main bedroom spans the full width of the property, creating a bright and spacious principal room. The second bedroom is also a comfortable double. The bathroom features a three-piece suite comprising a bath with shower over, WC and wash hand basin.

Location

Tomkinson Street is ideally positioned within walking distance of Hoole's vibrant high street, which offers a variety of independent shops, cafés, bars and restaurants. Chester city centre is also

easily accessible, either on foot or via excellent transport links.

Chester Railway Station is close by, providing direct routes to Liverpool, Manchester and London, making this an ideal location for commuters. The property also benefits from easy access to major road networks including the M53 and A55.

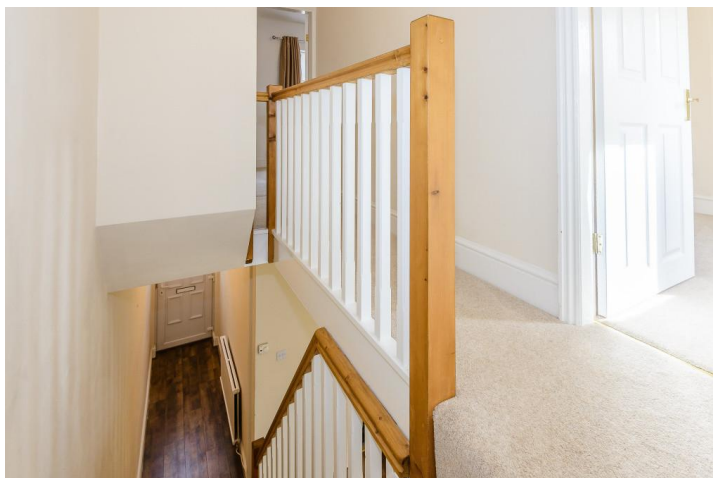
With well-regarded schools, green spaces and a strong sense of community nearby, this property is perfectly placed to enjoy all that Hoole and Chester have to offer.





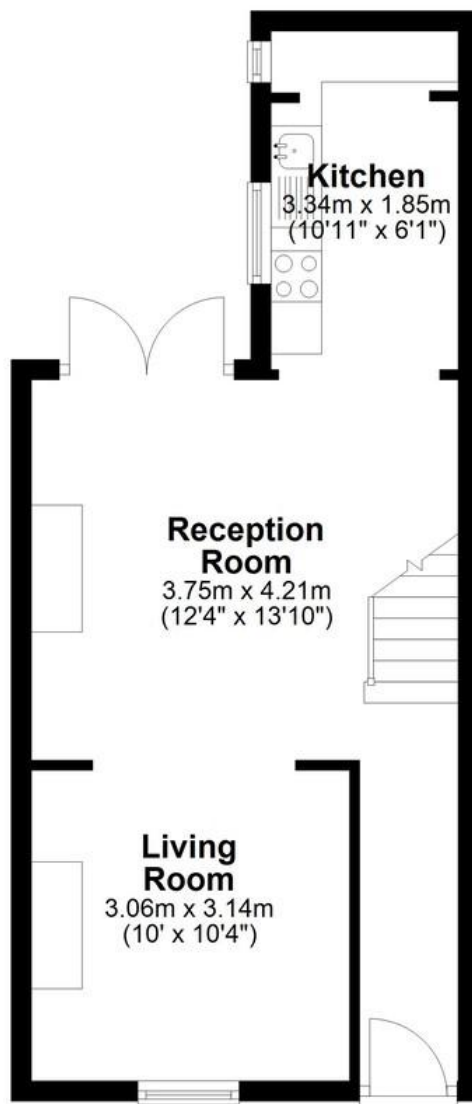
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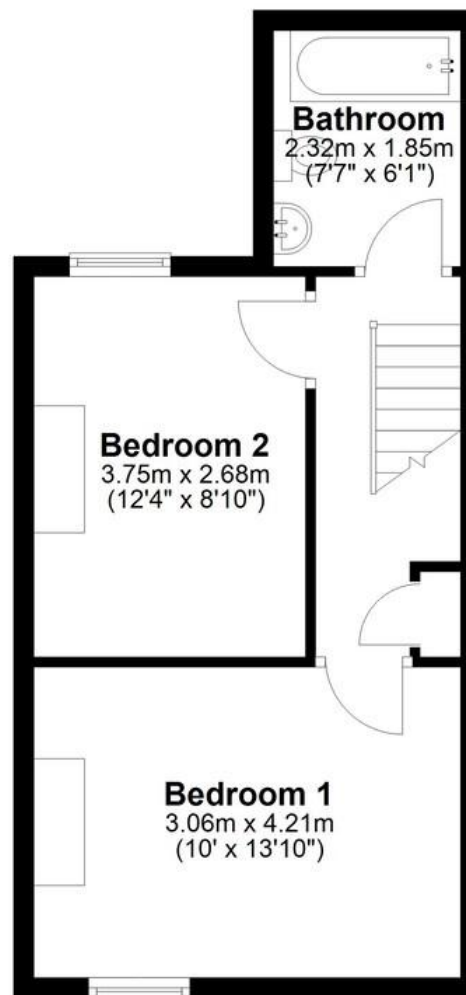




Ground Floor



First Floor



TOTAL FLOOR AREA 743 sq ft / 69 sq m

COUNCIL TAX
Band B

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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