



## 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.

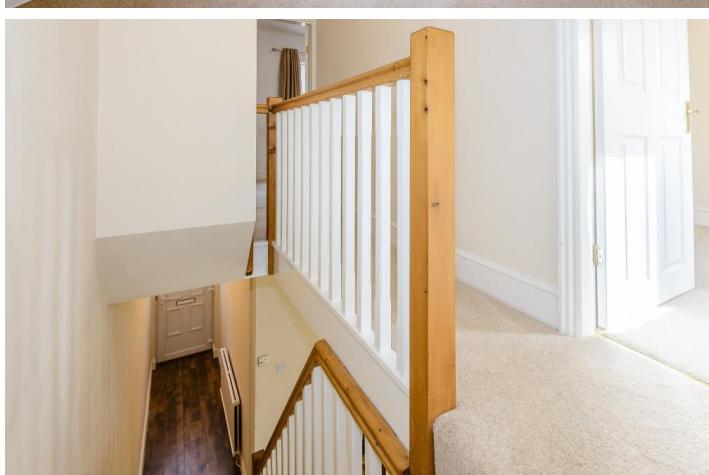
With well-regarded schools, green spaces and a strong sense of community nearby, this property is perfectly placed to enjoy all that Hoole and Chester have to offer.





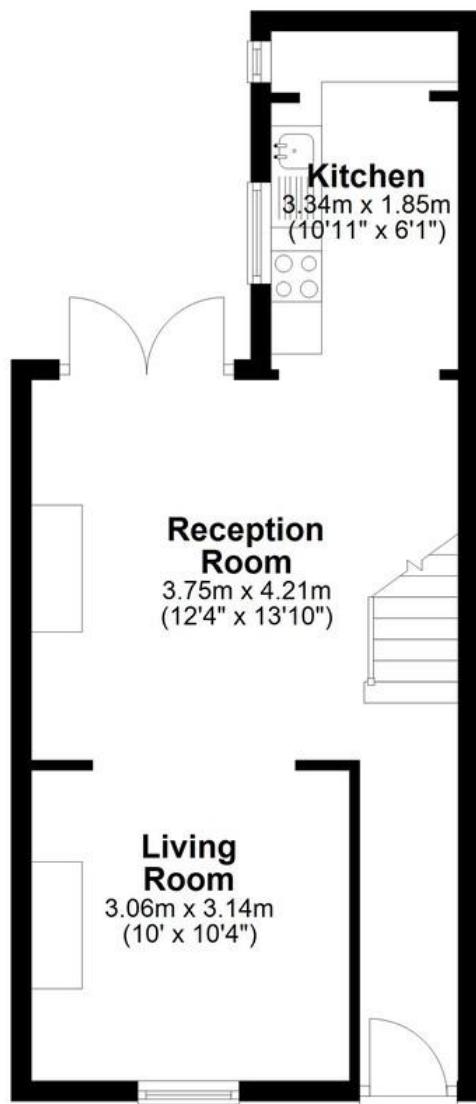
**urbansale&let**   
property sales and letting

**Need to sell first?**  
Book a free valuation  
**01244 886 636**





**Ground Floor**



**First Floor**



**TOTAL FLOOR AREA** 743 sq ft / 69 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

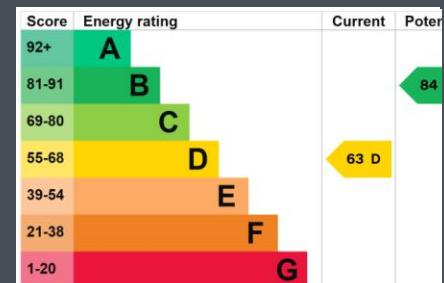
**LOCAL AUTHORITY**  
Cheshire West and Chester  
Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**



**OFFICE CONTACT INFO**

Urban Sale and Let  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
[info@urbansaleandlet.co.uk](mailto:info@urbansaleandlet.co.uk)  
[www.urbansaleandlet.co.uk](http://www.urbansaleandlet.co.uk)