



PHILLIP STREET, HOOLE, CHESTER

£265,000

- TWO-BEDROOM END-TERRACE
- PRIME HOOLE LOCATION
- SOUTH-FACING REAR GARDEN
- RECENTLY INSTALLED CONTEMPORARY KITCHEN
- NEWLY INSTALLED FITTED WARDROBES TO BOTH BEDROOMS

DWELL

PHILLIP STREET, HOOLE, CHESTER

2
BED

1
BATH

2
RECEPTION

A beautifully presented two-bedroom end-terrace home, occupying a fantastic position in the heart of Hoole and just a short walk from the independent shops, cafés, restaurants and bars of Faulkner Street and Charles Street. With a recently installed kitchen, newly fitted wardrobes to both bedrooms and a south-facing rear garden, the property offers stylish, well-proportioned accommodation in one of Chester's most desirable locations.

The property opens into a welcoming living room, where a large front window allows plenty of natural light into the space. A traditional fireplace creates an attractive focal point, complemented by contemporary décor and wood-effect flooring.

An open connection leads through into the generous dining room, creating a sociable and versatile ground-floor layout. There is ample space for a full-size dining table alongside additional seating or a home-working area, while a feature chimney breast and fitted shelving add character. French doors at the rear open directly onto the garden, allowing the dining space to benefit from plenty of natural light and providing an excellent connection between the house and outside space.

The recently installed kitchen sits to the rear and

has been finished in a contemporary shaker style, with an excellent range of fitted units, contrasting work surfaces and tiled splashbacks. A large window overlooking the garden further enhances the bright feel of the room.

Upstairs are two well-proportioned double bedrooms. Both bedrooms have the added benefit of newly installed fitted wardrobes, providing an impressive amount of built-in storage while maintaining plenty of usable floor space. The principal bedroom is particularly generous, while the second bedroom provides an excellent guest room, children's bedroom or home-working space.

Completing the first floor is a spacious bathroom fitted with a white suite comprising a bath with shower over, WC and wash basin with useful fitted storage.

Externally, the property benefits from an enclosed south-facing rear garden, a particularly attractive feature for a home in this location. Designed for relatively low maintenance, there are paved and decked areas providing plenty of space for outdoor seating, dining and entertaining, while the southerly aspect makes the most of the sunlight throughout the day. Being an end-terrace, there is also useful pedestrian access alongside

the property.

Location

Phillip Street is superbly positioned for enjoying the lifestyle that makes Hoole such a sought-after part of Chester. The property is only a few minutes' walk from Faulkner Street and Charles Street, which form the heart of Hoole and offer a thriving collection of independent shops, cafés, delicatessens, restaurants and pubs.

For commuters, Chester Railway Station is within particularly easy walking distance, while Chester city centre is also readily accessible on foot. Hoole combines this convenience with a genuine neighbourhood feel, with Alexandra Park and other local green spaces providing further recreational amenities nearby. Road connections are also excellent, with convenient access towards the A55, A41 and M53 for travel across Cheshire, North Wales, Liverpool and Manchester.





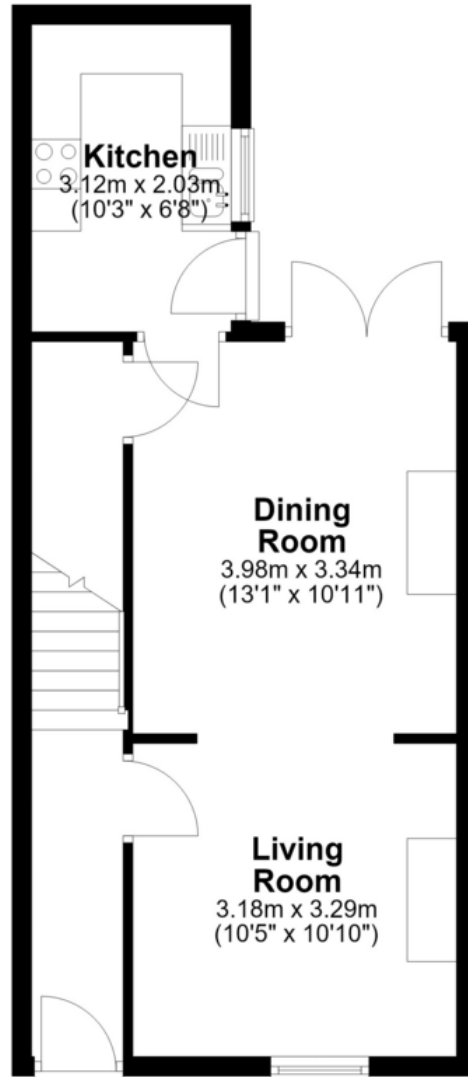
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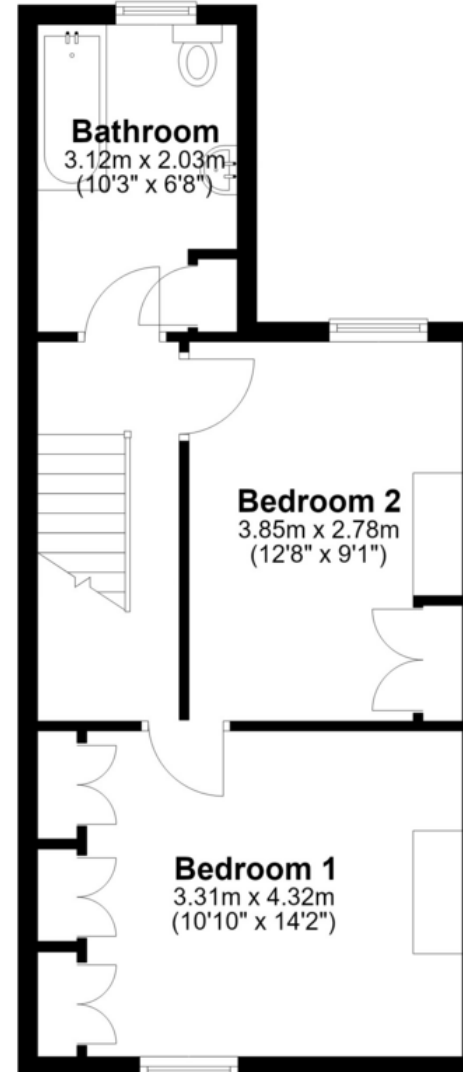


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 818 sq ft / 76 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

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