



PRESCOT STREET, HOOLE

OFFERS IN EXCESS OF £265,000

- SITUATED IN HOOLE
- NO ONWARD CHAIN
- OPEN PLAN RECEPTION ROOMS
- FOUR PIECE BATHROOM
- TURNKEY
- PRIVATE REAR COURTYARD

DWELL

PRESCOT STREET, HOOLE

2
BED

1
BATH

2
RECEPTION

Situated within a one minute walk of the High Street, this beautifully presented two bedroom property offers a modern twist on a period property with comfort and convenience. Just a short stroll from Hoole's vibrant cafés, independent shops, and excellent local amenities.

Behind its attractive period façade, the property boasts a warm and inviting interior, with generous living spaces and tasteful finishes throughout. The ground floor offers a light-filled lounge that flows openly into a spacious dining area-ideal for entertaining or relaxing. To the rear is the well-appointed kitchen with direct access to a private rear courtyard. The kitchen has a variety of wall and base units as well as a free standing cooker, along with spaces for a washing machine, dishwasher and fridge freezer.

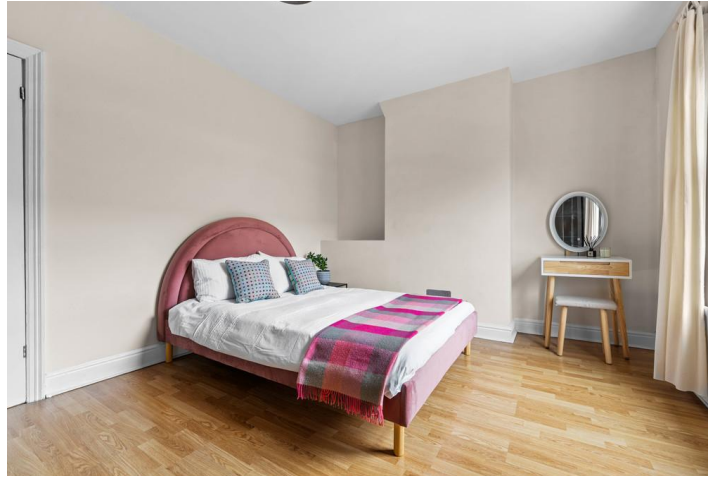
Upstairs, you'll find two comfortable bedrooms and a stylish family bathroom. The main bedroom is found to the front and spans the full width of the property. The second bedroom is also a good sized double that overlooks the rear courtyard and currently houses a king sized bed. The bathroom has a four piece suite, with a bath, WC, sink, large shower and also a useful storage cupboard.

Externally, the property has a private rear

courtyard with no overlooking windows as the rear, there is plenty of space for outdoor seating and external storage. The property also benefits from gas central heating and double glazing.

Hoole, one of Chester's most sought-after areas, lies within walking distance of the city centre and main railway station. It offers convenient access to the national motorway network via the M53. Popular for its array of restaurants, pubs, and shops, Hoole also boasts the Victorian Alexandra Park and other green spaces for recreation. Its popularity stems from its ideal location and excellent amenities.



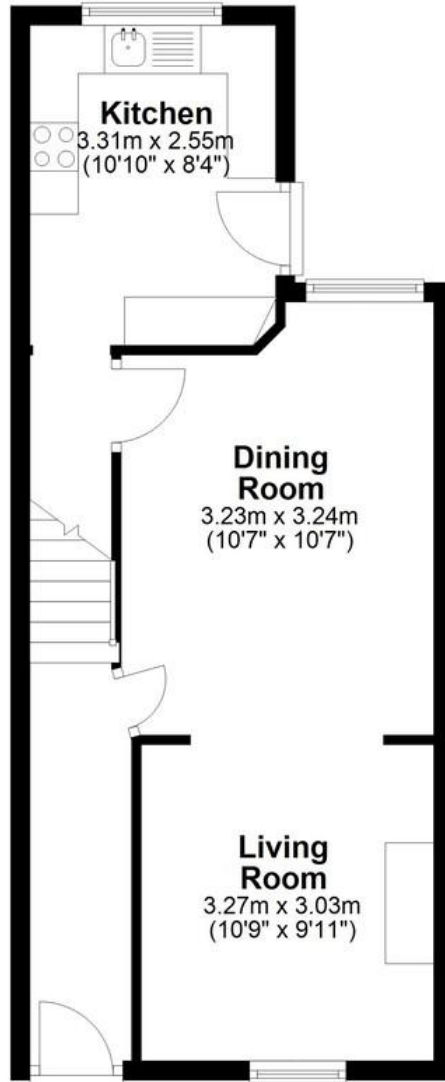


DWELL
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DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 852 sq ft / 79 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		87
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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