



12 CEDAR GROVE, HOOLE

Offers in region of £280,000

- Extended 3-bedroom semi-detached house
- Bright open-plan kitchen-diner
- Cosy lounge with log burner
- Modern refurbished ground-floor bathroom
- Driveway Parking
- Large, beautifully maintained rear garde



12 Cedar Grove, Hoole - Extended 3-Bedroom Semi-Detached with Stunning Garden & Modern Interiors beautifully extended and stylish three-bedroom semi-detached home, perfectly positioned in the highly sought-after area of Hoole. This property combines warm, characterful living spaces with modern upgrades and an impressive garden designed for outdoor living. The welcoming lounge sits at the front of the home, featuring a charming log burner that creates a cosy, inviting atmosphere. To the rear, the property opens into a bright and spacious kitchen-dining area, created through a thoughtful extension. The fully fitted kitchen offers generous space and a natural flow that makes it ideal for family life and entertaining.

A recently refurbished ground-floor bathroom adds convenience and style, finished to a modern standard with contemporary fittings and a clean, fresh look. Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable and versatile space. One of the standout features of this home is the large, beautifully maintained garden. Designed with relaxation and entertaining in mind, it boasts dedicated outdoor cooking and dining areas – perfect for summer gatherings, alfresco meals, or simply enjoying the peaceful surroundings.





Ashton Grosvenor

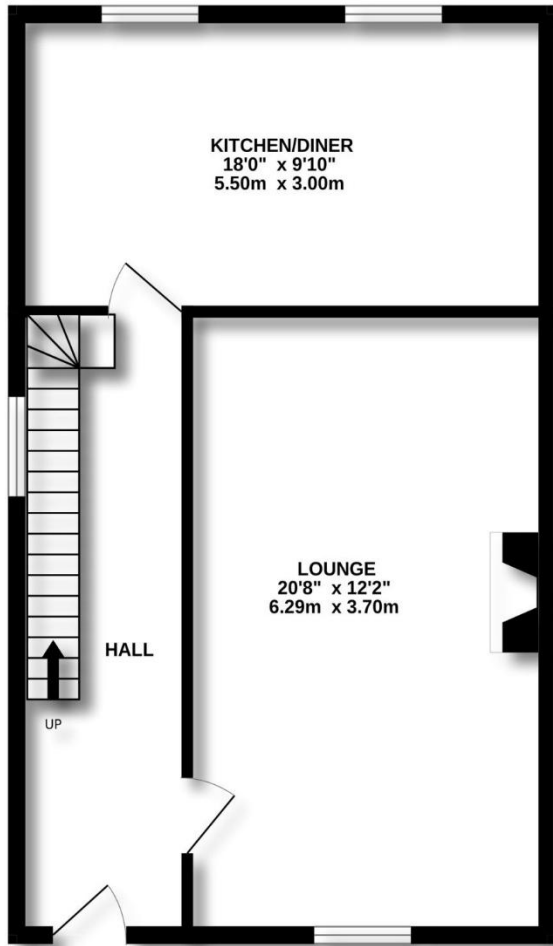
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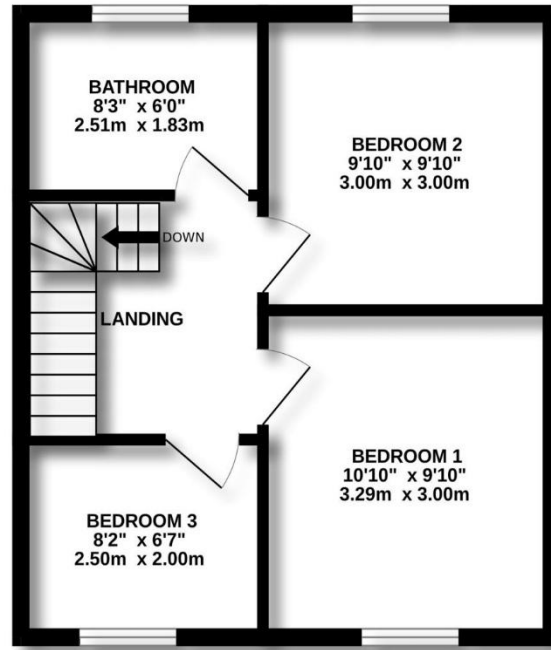
01244 318115



GROUND FLOOR



FIRST FLOOR



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COUNCIL TAX

Band

LOCAL AUTHORITY
Cheshire West and Chester

TENURE

SERVICE CHARGE (PA)

GROUND RENT

EPC

Certificate Number : 2498-9078-6214-9510-126

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2498-9078-6214-9510-126>

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