



GREENBANK ROAD, HOOLE, CHESTER

£575,000

- BEAUTIFULLY MODERNISED AND SIGNIFICANTLY EXTENDED FAMILY HOME
- THREE GENEROUS DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH DRESSING

- DESIRABLE SOUTH-FACING REAR GARDEN
- SPECTACULAR OPEN-PLAN KITCHEN, DINING AND FAMILY SPACE
- DETACHED GARAGE

DWELL

GREENBANK ROAD, HOOLE, CHESTER

3	2	2
BED	BATH	RECEPTION

This beautifully modernised and substantially extended family home on Greenbank Road offers an exceptional combination of contemporary living, generous proportions and original character, all within one of Hoole's most sought-after residential locations. Having been comprehensively improved by the current owners, the property has been thoughtfully designed to create a home that works perfectly for modern family life while retaining much of the charm of the original house.

The heart of the home is the impressive open-plan kitchen, dining and living space, created as part of the extension and designed with modern family life and entertaining in mind. The contemporary kitchen features shaker-style cabinetry, generous worktop space and a central island with breakfast-bar seating, while the adjoining dining area sits beneath a striking glazed roof that floods the room with natural light. Motorised UV and thermal blinds have been fitted to the glass roof, providing additional comfort and temperature control throughout the year. Wide bi-folding doors open directly onto the rear patio and garden, creating a fantastic connection between the indoor and outdoor spaces. Underfloor heating runs throughout the open-plan living area, adding to the comfort of this superb everyday living space.

Elsewhere on the ground floor are two further reception rooms, offering excellent flexibility for family life. The front reception benefits from a traditional bay window fitted with high-quality wooden shutters, alongside a log-burning stove which provides a particularly inviting focal point. The property is entered through an impressive handcrafted solid wood front door incorporating period stained-glass detailing, immediately setting the tone for the balance of original character and contemporary finish found throughout. A separate utility room and downstairs WC complete the ground floor, both also benefiting from underfloor heating.

Upstairs are three generously proportioned double bedrooms. The principal bedroom forms an excellent suite, with a separate dressing room and contemporary en-suite shower room. The dressing room provides plenty of space for freestanding storage, while a wardrobe within the alcove is included.

Bedroom two is another particularly generous double, comfortably accommodating a large bed alongside additional bedroom furniture. Bedroom three is similarly well proportioned and provides excellent flexibility as a child's bedroom, guest room or combined bedroom and study. The fact that all three bedrooms are genuine doubles is a real strength of the accommodation.

Serving bedrooms two and three is the beautifully presented family bathroom, finished with striking dark blue/teal tiling and patterned flooring. The suite includes a bath, separate shower enclosure, wash basin and WC, combining a stylish finish with the practicality required for family life.

Outside, the south-facing rear garden provides an excellent extension of the living space, with a generous paved patio immediately outside the bi-folding doors providing plenty of room for outdoor seating and entertaining, leading onto a lawn bordered by established planting.

A detached garage provides useful storage, with the additional benefit of a log store together with water and electricity supplies to the rear of the garage. The property also benefits from an EV charging point, further adding to its modern-day practicality.

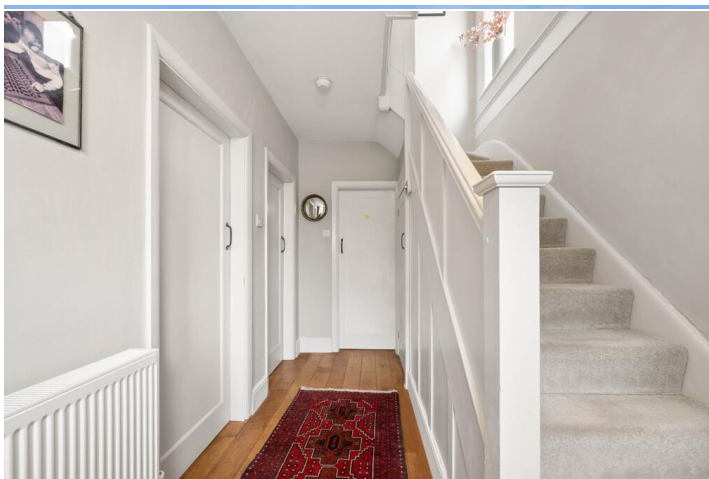
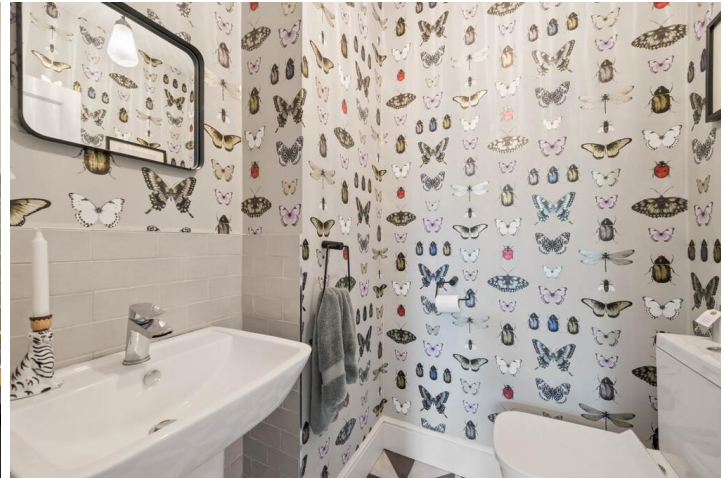
Greenbank Road occupies an excellent position within Hoole, combining a predominantly residential setting with easy access to everything that makes the area such a desirable part of Chester. Hoole is particularly well known for the independent shops, cafés, restaurants and bars centred around Faulkner Street and Charles Street, giving the area its distinctive village-like atmosphere. Greenbank Road is also well placed for local parks, schools and everyday amenities.





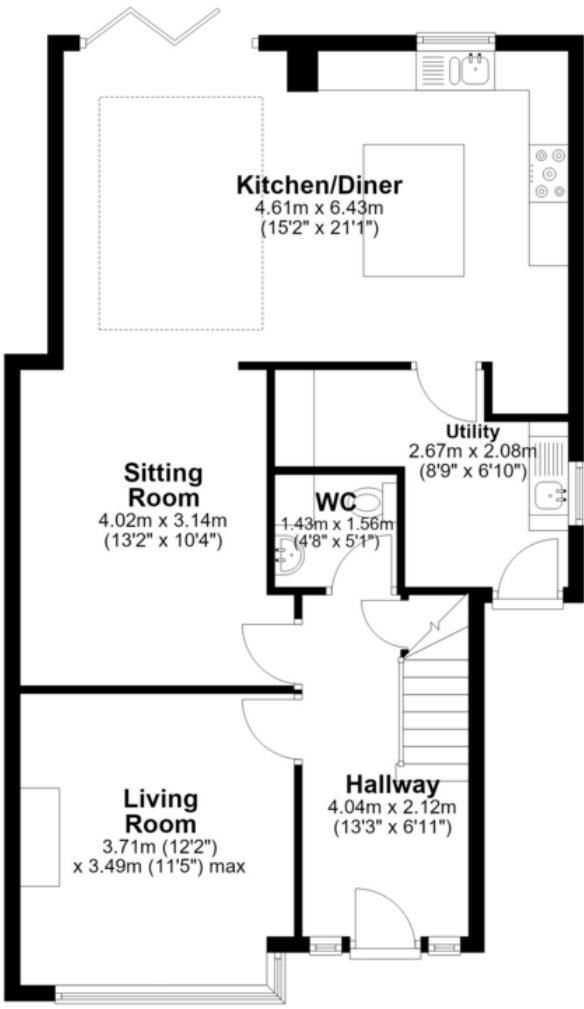




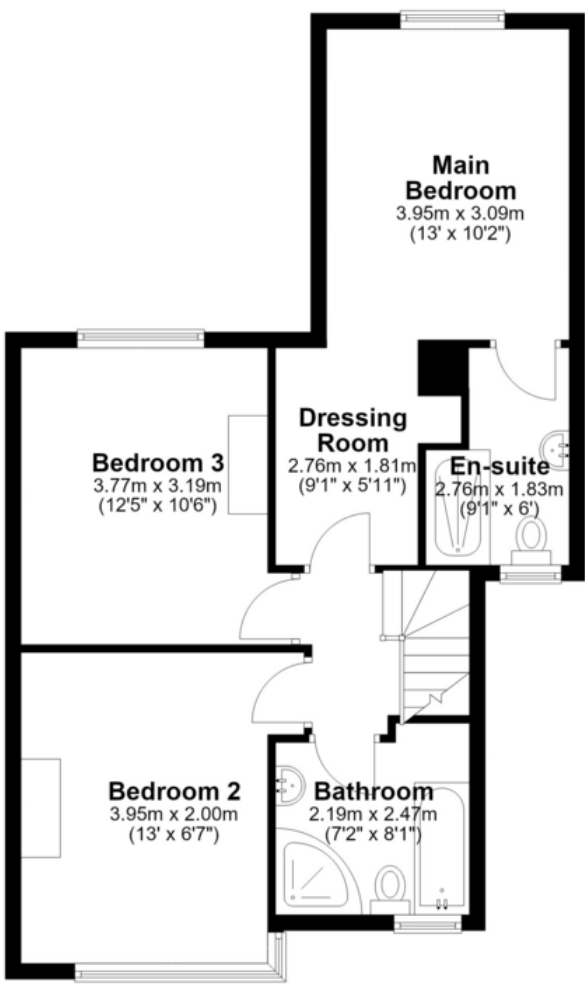


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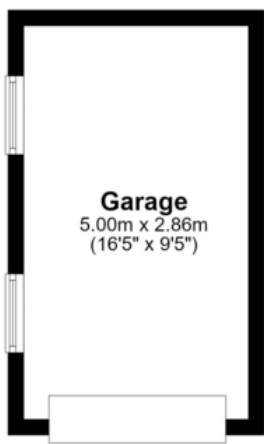
Ground Floor



First Floor



Outbuilding



TOTAL FLOOR AREA 1,564 sq ft / 145 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band D

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		82
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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