



10 Hamilton Street, Hoole, Chester
£795,000



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Hoole, Chester

Beautiful early Victorian semi in central Hoole. Four bedrooms, Four reception rooms, original features, open plan kitchen, extended family room, large private garden, off-road parking, near shops and cafes.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Wonderfully situated, only a short walk away from the centre of Hoole "Faulkner Street" whilst being close to the stunning Alexandra park
- Off road parking and a walled private rear garden with a pleasant entertaining area an lawn
- Large bay fronted living room, separate study, morning room/snug with original fireplace which opens into an large open plan kitchen with an extended living/dining area off with vaulted ceilings
- The large living/dining area makes a perfect all year round entertaining space with French doors onto the rear patio which brings the garden into the home
- Ground floor shower room with a useful boot room off with access to the side, Inner hallway steps down to a dry cellar ideal for storage
- Four good sized first floor bedrooms full of light and charm with a further family bathroom





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This handsome and attractive property is approached by a block paved driveway leading to the original arched timber entrance door which leads through to an inviting entrance hall, immediately enhanced by a striking stained glass window which floods the space with natural light. From here, access is provided to one of four reception rooms, a good sized front sitting room with a separate Study/Snug. The front sitting room is a particular highlight, featuring a large bay window that creates a bright and welcoming space. To the rear is a snug/ morning room with an attractive original cast iron fireplace, provides a cosy yet elegant setting with access to the kitchen area. An inner hallway also gives access to large cellar, ideal for storage or use as a wine cellar.

The heart of the home is the open plan kitchen, which is well fitted with a range of built in units, granite worktops and space for a central island, with views over the rear garden. From the kitchen there is access to a practical ground floor shower room, ideal for everyday family use with side access and an useful boot area/side porch. The kitchen flows seamlessly into a superb additional extended living/dining room with a vaulted ceiling and an abundance of natural light, creating an excellent space for modern living and entertaining.





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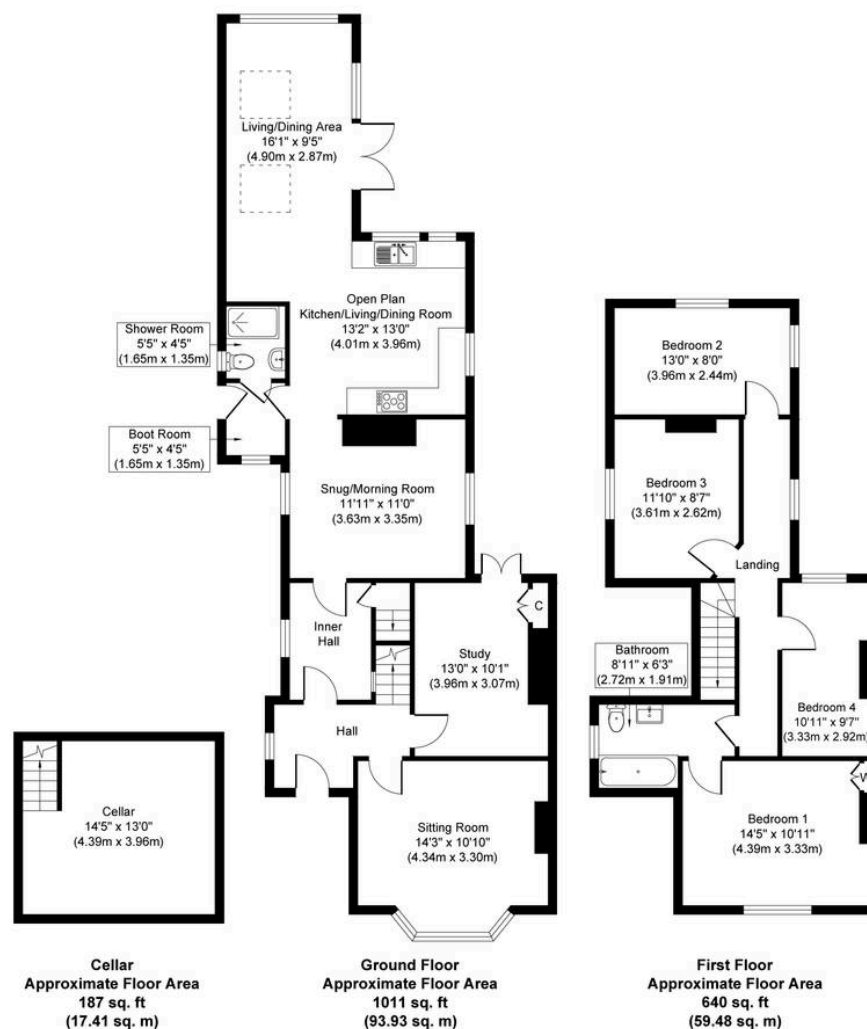
The kitchen flows seamlessly into a superb additional extended living/dining room with a vaulted ceiling and an abundance of natural light, creating an excellent space for modern living and entertaining, with direct access onto the rear garden via French doors straight onto the patio making this spacious and airy room the real heartbeat of the home.

To the first floor, the property offers four well proportioned bedrooms, several of which retain attractive feature fireplaces. The rear bedroom enjoys a beautiful stained glass feature, while the main bedroom to the front benefits from a lovely outlook over Hamilton Street and its collection of period homes. The family bathroom is fitted with a three piece white suite, complemented by tasteful tiling.

The rear garden forms a particular feature to this property offering considerable privacy and being a good size, unusual for a property so centrally situated within Hoole, the garden has been landscaped to provide a walled garden with lawn and seating area with a Summerhouse to the rear of the garden to take the late afternoon sunshine.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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