



## WESTMINSTER ROAD, HOOLE

AUCTION GUIDE PRICE £100,000

- FOR SALE BY ONLINE AUCTION - 28TH OF JANUARY 2026.
- NO ONWARDS CHAIN
- LARGE GARDEN
- PRIME LOCATION
- TWO RECEPTION ROOMS
- HUGE SCOPE FOR IMPROVEMENT



# WESTMINSTER ROAD, HOOLE

2  
BED

1  
BATH

1  
RECEPTION

For sale by Online Auction - 28th of January 2026.

\*\*\* VIEWINGS VIA TOWN AND COUNTRY  
PROPERTY AUCTIONS \*\*\*

\*\*\* OPEN VIEWINGS 13 JANUARY 2026 11AM TO  
11.30AM \*\*\*

An exciting opportunity has arisen to acquire a traditional mid-terraced property on one of Hoole's most desirable roads. Situated on Westminster Road, this home offers fantastic potential and would benefit from a scheme of renovation, making it an ideal project for those looking to add value, create a bespoke home, or secure a sound rental investment.

On entering through the front door, you are welcomed into a bright and inviting reception room positioned at the front of the property, with a pleasant outlook onto the street. Beyond this lies a second reception room to the rear, providing flexible living space, perfect as a dining area, family room, or home office. The kitchen sits beyond the rear reception, with direct access into the garden, creating a natural flow through the ground floor.

To the first floor, the accommodation continues with a generously proportioned master bedroom

at the front of the property, a spacious double with ample natural light. A second bedroom is located at the rear, alongside the bathroom, completing the internal layout.

Externally, the property boasts an attractive westerly-facing rear garden stretching further than expected, offering a wealth of potential for landscaping, outdoor entertaining, or simply enjoying the sun. With plenty of room for garden furniture, planting, and even a BBQ area, it is a real highlight of this home.

With the right vision and updates, this property has the scope to become a superb rental investment or an excellent starter home for first-time buyers seeking to step onto the property ladder in one of Chester's most vibrant areas.

## Location

Westminster Road enjoys a prime setting in Hoole, one of Chester's most sought-after suburbs. Known for its community feel and village atmosphere, Hoole offers an excellent range of local amenities. Residents enjoy access to award-winning restaurants, independent cafés, artisan bakeries, boutique shops, and convenient everyday facilities – all just a short stroll away. Chester City Centre is also within easy reach,

offering further shopping, cultural attractions, and excellent transport links.

## Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](https://tcpa.co.uk).

## Auction Information.

To view the auction information, click the Online Bidding button at the bottom of this advert or visit [tcpa.co.uk](https://tcpa.co.uk).

**UNCONDITIONAL LOT Buyers Premium Applies**  
Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

## Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to the









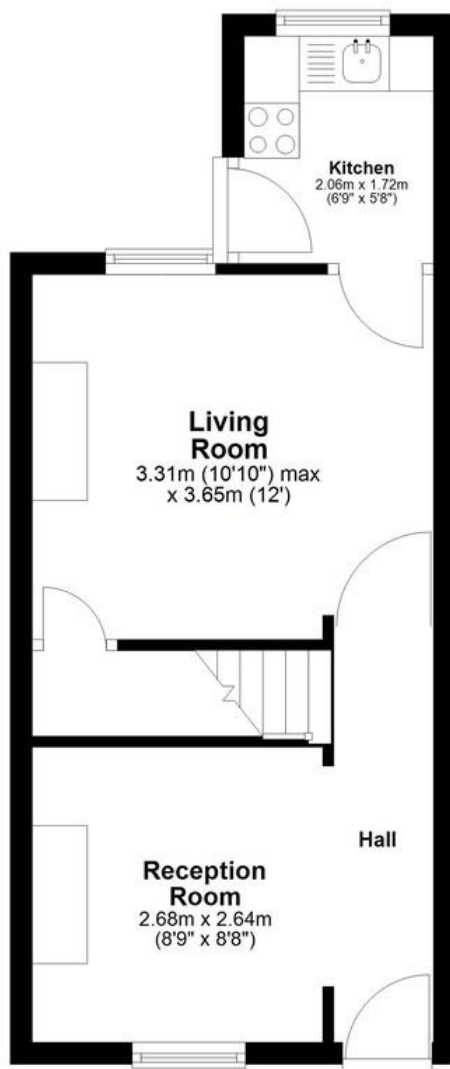
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## Ground Floor



## First Floor



**TOTAL FLOOR AREA** 500 sq ft / 46 sq m

**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		78
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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