



LIGHTFOOT STREET, HOOLE

£190,000

- BEAUTIFULLY PRESENTED ONE-BEDROOM HOME
- HIGHLY SOUGHT-AFTER HOOLE LOCATION
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- WALKING DISTANCE TO CHESTER CITY CENTRE

DWELL

LIGHTFOOT STREET, HOOLE

1
BED

1
BATH

1
RECEPTION

Situated in the heart of ever-popular Hoole, this beautifully modernised one-bedroom home offers stylish, low-maintenance living just moments from Chester city centre and railway station. Finished to an excellent standard throughout and benefiting from a private rear courtyard, off-road parking and contemporary interiors.

The accommodation begins with an entrance hall leading into a bright and spacious lounge, where attractive herringbone-effect flooring, a large front-facing window and neutral décor create an inviting living space. The room flows effortlessly into the contemporary kitchen/dining area, fitted with sleek white cabinetry, contrasting worktops, integrated appliances and ample space for dining. Full-height French doors flood the room with natural light and open directly onto the private rear courtyard, creating a seamless connection between indoor and outdoor living.

To the first floor is an impressively proportioned double bedroom with fitted wardrobes and useful built-in storage off the landing. The stylish bathroom has been finished to a high specification, featuring a contemporary walk-in shower, modern sanitaryware and elegant tiling.

Externally, the property enjoys a private enclosed

decked courtyard, providing an ideal setting for morning coffee, al fresco dining or entertaining with minimal maintenance required. To the rear is the added benefit of an allocated parking space, a valuable feature in this highly desirable location.

Hoole continues to be one of Chester's most vibrant and fashionable suburbs, renowned for its independent cafés, award-winning restaurants, artisan bakeries, bars and boutique shops centred around Faulkner Street and Charles Street. Chester Railway Station is within comfortable walking distance, making this an ideal location for commuters travelling to Liverpool, Manchester and London, while Chester city centre, the historic Roman Walls and the River Dee are all easily accessible on foot. Excellent road links to the A55, M53 and wider motorway network further enhance the property's appeal. Hoole also benefits from excellent local amenities, green spaces including Alexandra Park, and a strong community atmosphere that has made it one of the city's most desirable places to live.





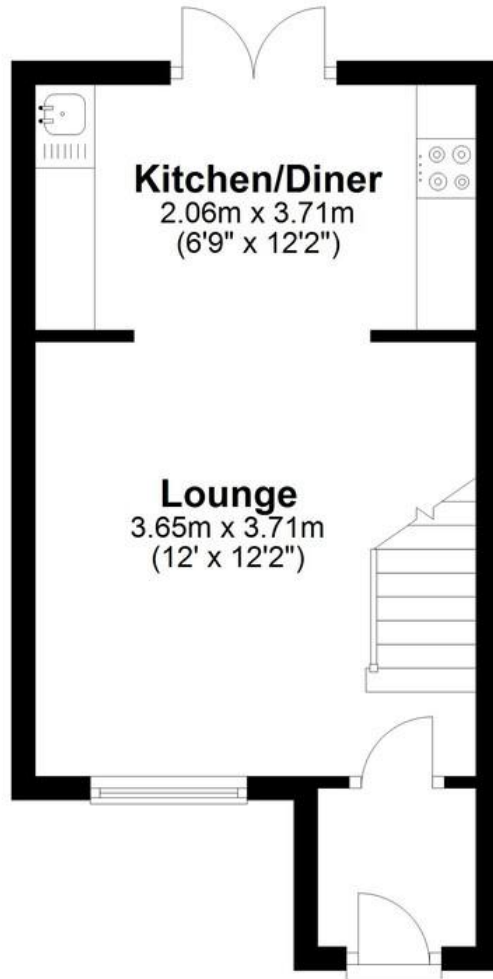
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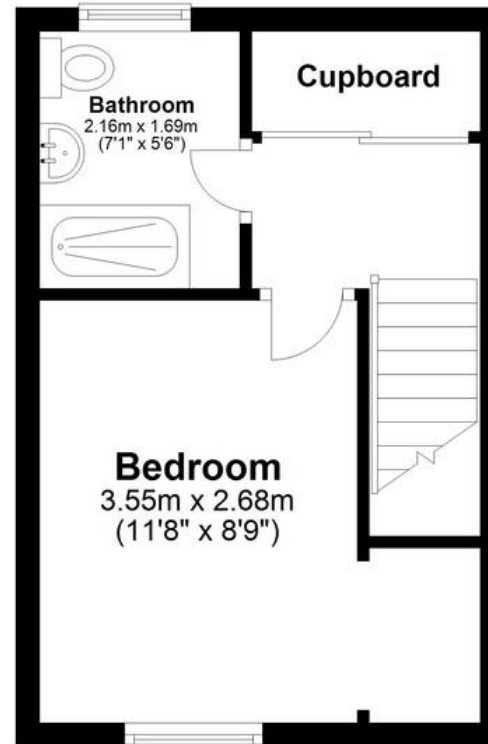
Ground Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



First Floor

Approx. 21.6 sq. metres (232.1 sq. feet)



Total area: approx. 45.0 sq. metres (484.7 sq. feet)

TOTAL FLOOR AREA 485 sq ft / 45 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	Poten
92+	A		
81-91	B		90
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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