



BIRCH TREE COURT, WEST STREET, HOOLE, CHESTER

£130,000

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- ALLOCATED CAR PARKING
- NEW FLOORING THROUGHOUT
- CLOSE TO AMENITIES
- SITUATED IN HOOLE

BIRCH TREE COURT, WEST STREET, HOOLE, CHESTER

1
BED

1
BATH

1
RECEPTION

Ground floor flats with their own private entrance, a secluded courtyard, and off-road parking in Hoole, Chester, within this price range, are an exceptionally rare find. If this property catches your eye, we highly recommend acting quickly to avoid missing out!

This charming home is ideal for a range of buyers, whether you're a first-time buyer looking to step onto the property ladder, an investor seeking a lucrative opportunity, or someone looking to downsize without compromising on location or convenience.

Situated on West Street, in the heart of the highly sought-after Hoole area, this property benefits from an array of excellent local amenities right on its doorstep. Hoole's vibrant village centre offers an eclectic mix of independent shops, cafés, and restaurants, while Chester city centre is within easy reach, approximately a 10-minute walk away. Chester Train Station is also nearby, providing excellent transport links for commuters.

Accommodation:

Flooded with natural light, the property briefly comprises an entrance porch leading into a well-proportioned open-plan lounge and kitchen area, complete with a useful storage cupboard. The bathroom features a bathtub with an overhead shower, a washbasin, and a WC. The spacious

double bedroom benefits from two windows, allowing for plenty of natural light.

Outside Space & Parking:

Externally, the property boasts a private courtyard area-perfect for outdoor seating or potted plants-which leads directly to the car park. Here, there is an allocated parking space for one vehicle, offering both security and convenience.

Additional Information:

Gas central heating throughout

Leasehold property with approximately 957 years remaining

Managed by Fords, with a service charge of £80 per month, covering building insurance and maintenance of communal areas





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Ground Floor



TOTAL FLOOR AREA 376 sq ft / 35 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.
Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band A

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Leasehold (957 Years)

SERVICE CHARGE (PA)

£960

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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