



TOMKINSON STREET, HOOLE

£275,000

- BEAUTIFULLY RENOVATED VICTORIAN MID-TERRACE
- TWO GENEROUS DOUBLE BEDROOMS
- STUNNING OPEN-PLAN LIVING AND
- CONTEMPORARY SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES
- MULTI-FUEL BURNING STOVE
- READY TO MOVE STRAIGHT INTO

DWELL

TOMKINSON STREET, HOOLE

2
BED

1
BATH

2
RECEPTION

Occupying a prime position on one of Hoole's ever-popular residential streets, this beautifully presented two-bedroom Victorian terrace has been thoughtfully modernised throughout, effortlessly combining period charm with stylish contemporary finishes. Just a short stroll from Hoole's thriving high street and within walking distance of Chester city centre and the railway station.

Stepping inside, the welcoming entrance hall leads into a superb open-plan living and dining space where character features sit comfortably alongside modern styling. The cosy living area centres around a feature fireplace housing a multi-fuel burning stove, complemented by bespoke fitted shelving, oak flooring and tasteful décor. The room flows seamlessly into a generous dining area, creating an ideal space for both everyday living and entertaining.

To the rear, the kitchen has been fitted with an attractive range of contemporary shaker-style units complemented by sleek quartz worktops and a range of integrated appliances, including a dishwasher, double oven, electric hob with extractor and fridge/freezer. A premium Quooker boiling water tap adds both style and practicality, while generous storage and worktop space make it

perfectly suited to everyday living. Beyond the kitchen, a striking garden room extension floods the rear of the property with natural light through its glazed roof and full-width aluminium bi-fold doors, creating a versatile additional reception space ideal as a dining area, home office or relaxing garden room with direct access to the courtyard.

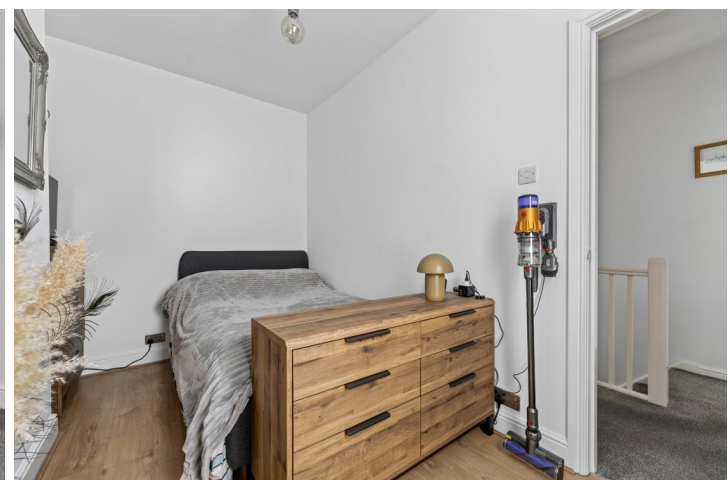
The first floor offers two well-proportioned double bedrooms. The principal bedroom is a generous double featuring bespoke fitted wardrobes, dressing table, shelving and stylish feature wall, creating a calm and practical retreat. The second bedroom is another comfortable double overlooking the rear of the property, ideal as a guest bedroom, nursery or home office. Completing the accommodation is a beautifully appointed contemporary bathroom fitted with a large walk-in rainfall shower, vanity wash basin, WC and modern radiator.

Externally, the property enjoys a low-maintenance, fully enclosed rear courtyard finished with contemporary paving, providing an attractive and private outdoor seating area ideal for al fresco dining or relaxing during the warmer months. Further enhancing the practicality of the home, the loft has been fully boarded and is accessed via

a fitted pull-down ladder, providing excellent additional storage space.

Tomkinson Street sits in the heart of Hoole, one of Chester's most desirable and vibrant suburbs. Renowned for its independent cafés, award-winning restaurants, artisan bakeries, delicatessens and boutique shops along Faulkner Street, Hoole offers a fantastic community atmosphere. Alexandra Park is only a short walk away, while Chester Railway Station and the historic city centre can both be reached on foot. Excellent road links via the A56, A55 and M53 make commuting throughout the North West straightforward, with Liverpool, Manchester and North Wales all within easy reach.

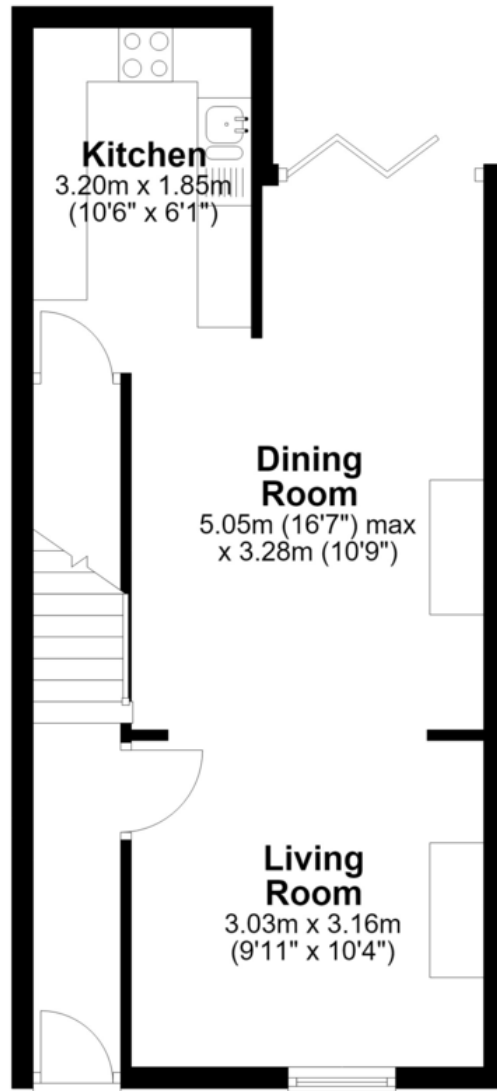




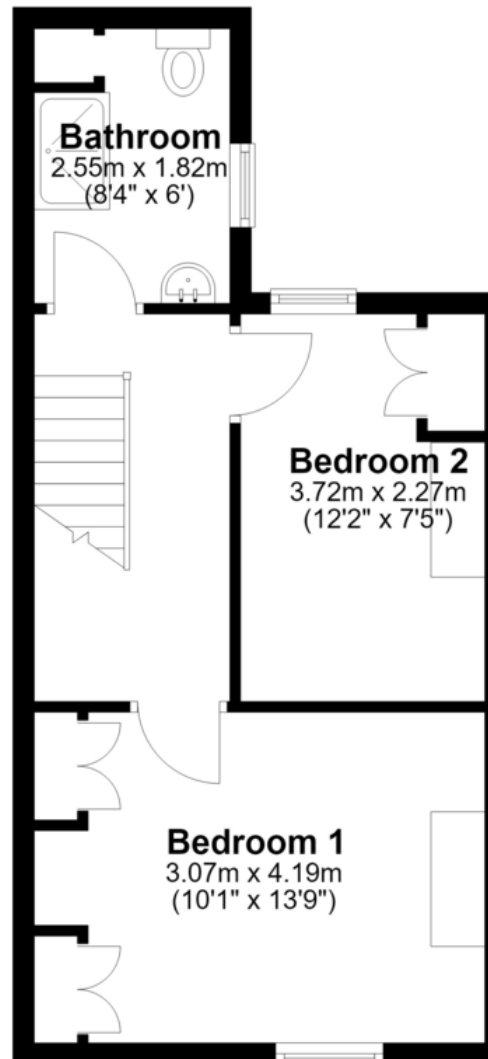


DWELL

Ground Floor



First Floor



TOTAL FLOOR AREA 751 sq ft / 70 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	Potential
92+	A		
81-91	B		89
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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