

PHILLIP STREET, HOOLE, CHESTER

£230,000

- CHARMING TWO-BEDROOM MID-TERRACED PROPERT
- HIGHLY SOUGHT-AFTER HOOLE LOCATION
- TWO WELL-PROPORTIONED BEDROOMS
- FIRST-FLOOR BATHROOM
- GAS CENTRAL HEATING

DWELL

PHILLIP STREET, HOOLE, CHESTER

2 BED | 1 BATH | 0 RECEPTION

Situated in the heart of the ever-popular suburb of Hoole, just a stone's throw from its vibrant selection of independent shops, cafés, bars and restaurants, this charming two-bedroom mid-terraced property offers an appealing blend of period character, modern style and practical living. Beautifully presented throughout, the property benefits from new carpets, curtains and blinds, a contemporary kitchen, a spacious open-plan dining area and a private rear courtyard garden. Ideally positioned within walking distance of Chester railway station and the historic city centre, this delightful home is perfectly suited to first-time buyers, professionals and investors alike.

Upon entering, the property offers a warm and welcoming atmosphere, with a bright, neutral décor creating a fresh and inviting feel throughout. The ground floor provides versatile living accommodation, with a comfortable lounge flowing through to a generous dining area, creating an ideal space for both everyday living and entertaining family and friends.

The dining area leads through to the modern kitchen, which combines contemporary styling with practicality. Fitted with a range of wall and base units, the kitchen incorporates a hob and oven. The layout provides a functional workspace while maintaining a natural flow between the kitchen and dining area.

To the first floor are two well-proportioned bedrooms and a modern family bathroom. The impressive main bedroom spans the full width of the property, providing generous proportions, excellent natural light and ample space for bedroom furniture. The second bedroom overlooks the rear courtyard and offers flexibility to suit a variety of needs, whether as a single bedroom, home office or study.

The bathroom is fitted with a four-piece suite comprising a bath, separate shower, wash hand basin and WC. Attractive monochrome tiling and clean, contemporary finishes complete the space.

Externally, the property benefits from a private, enclosed rear courtyard, thoughtfully arranged with paved seating, raised brick planting beds, mature potted plants and wall-mounted planters. This attractive outdoor space provides a lovely setting for al fresco dining, entertaining guests or simply enjoying a morning coffee in the sunshine.

Further benefits include gas central heating, double glazing and new carpets, curtains and blinds throughout, allowing the next owner to move straight in and enjoy the property.

Hoole is one of Chester's most sought-after residential areas, celebrated for its friendly community atmosphere and excellent selection of independent retailers, cafés, restaurants and bars. Phillip Street is ideally situated to enjoy these local amenities, with Chester city centre also within easy walking distance.














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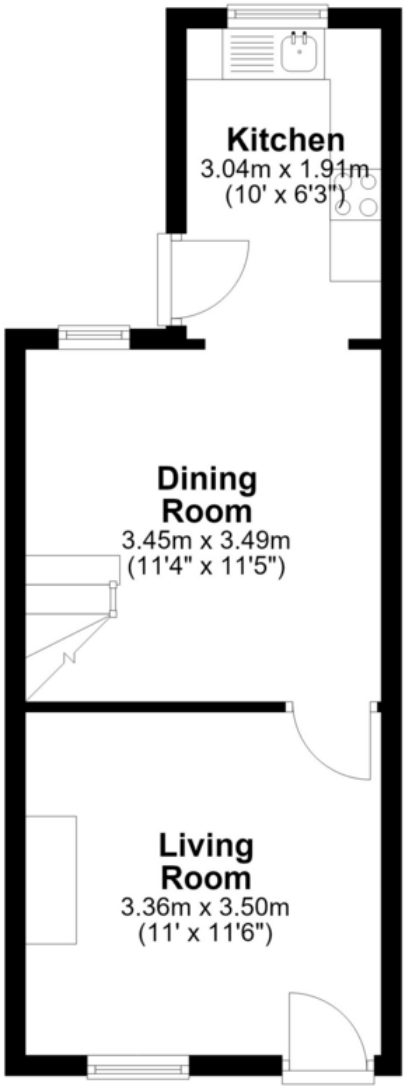




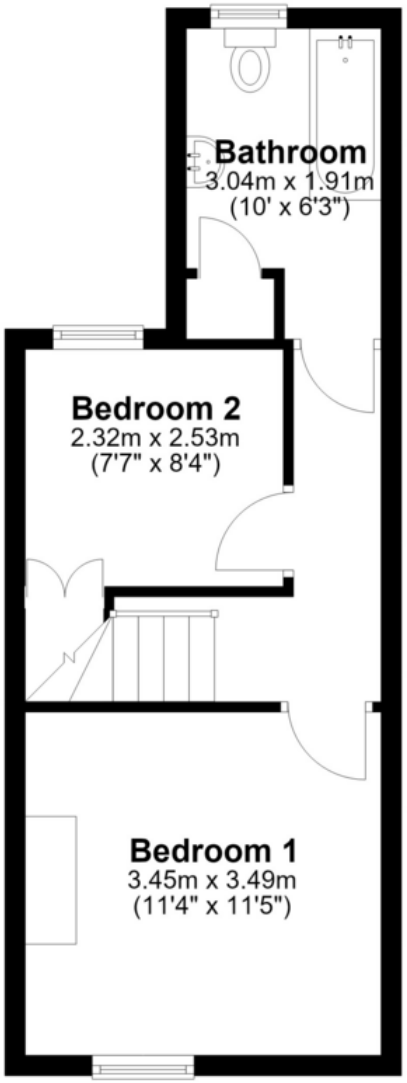



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Ground Floor



First Floor



TOTAL FLOOR AREA 652 sq ft / 61 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

COUNCIL TAX
Band B

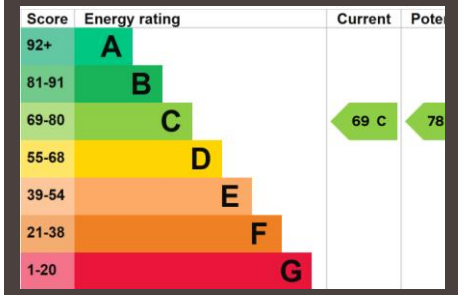
LOCAL AUTHORITY
Cheshire West and Chester Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



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