

KNOWSLEY ROAD, HOOLE, CHESTER

£410,000

- PRIME HOOLE LOCATION
- SHORT WALK TO FAULKNER STREET
- SOUTH-FACING REAR GARDEN
- SUBSTANTIAL DETACHED OUTBUILDING
- TURN-KEY ACCOMMODATION
- GENEROUS OFF-ROAD PARKING

DWELL

KNOWSLEY ROAD, HOOLE, CHESTER

3	2	2
BED	BATH	RECEPTION

Situated within a short walk of the heart of Hoole, this beautifully presented three-bedroom semi-detached home combines turn-key accommodation with a south-facing garden, generous off-road parking and an exceptionally versatile detached outbuilding. With Hoole's thriving high street, independent shops, coffee shops, restaurants and bars all within easy walking distance, the property offers an excellent combination of space, flexibility and lifestyle.

The property is approached over a generous gravelled frontage providing ample off-road parking, with mature hedging providing a degree of privacy. Stepping inside, the entrance hall connects the ground-floor accommodation and provides access to a useful downstairs WC.

There are two separate reception rooms, creating a practical and flexible layout. The living room is a comfortable, inviting space with a large window allowing plenty of natural light and an attractive exposed brick fireplace with timber mantel forming a focal point. To the rear, the separate dining room provides ample space for a family dining table and benefits from French doors opening directly onto the garden.

The kitchen is fitted with a comprehensive range of shaker-style units complemented by wood-effect work surfaces, open shelving and integrated cooking appliances. Windows to multiple aspects create a bright space, while a separate external door provides convenient access to the side and rear of the property.

Upstairs are three well-proportioned bedrooms, including two generous doubles, alongside a family bathroom fitted with a contemporary suite comprising a bath with shower over, vanity storage and modern tiling.

A real point of difference is the substantial detached outbuilding positioned within the rear garden. Offering significantly more than a conventional garden room, it is divided into a large garden room, separate office and its own shower room. The versatility of the space makes it ideal for those working from home, but equally well suited as a studio, gym, hobby space or potentially annexe-style accommodation.

Outside, the south-facing rear garden enjoys a good degree of privacy and combines lawn, paved seating areas and established planting. French doors from the dining room create an easy connection between the house and garden, while a further timber shed provides useful storage.

The location is a major part of this home's appeal. Hoole is one of Chester's most sought-after suburbs, prized for its distinctive village atmosphere and thriving independent high street. From the property, it is only a short walk to Faulkner Street and Charles Street, where an impressive collection of independent retailers sits alongside coffee shops, delicatessens, butchers, restaurants, pubs and bars.

It is the sort of location where you can leave the car at home and walk out for a morning coffee, pick up fresh produce from the local independents or head out for dinner and drinks. The area has a particularly strong food and drink scene, with numerous cafés and restaurants clustered around Faulkner Street and Charles Street.

Despite this village-style setting, Chester city centre and Chester railway station are also within easy reach, making Hoole particularly attractive to those wanting the convenience of city living without being directly in the centre. Road connections towards the A55 and wider motorway network are also readily accessible.














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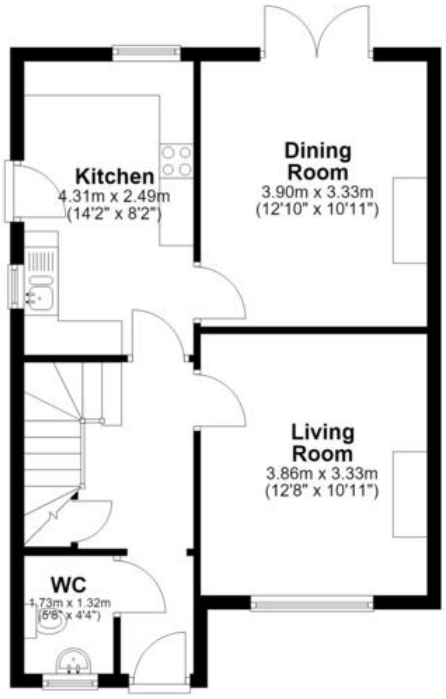




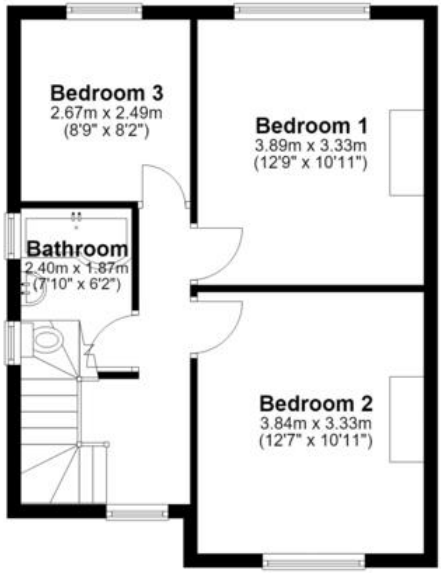



DWELL

Ground Floor



First Floor



Outbuilding



TOTAL FLOOR AREA 1,387 sq ft / 129 sq m

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

COUNCIL TAX
Band C

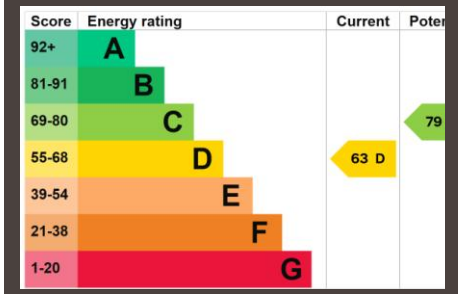
LOCAL AUTHORITY
Cheshire West and Chester Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



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