

HUMPHREYS

ESTATE & LETTING AGENTS



27 KNOWSLEY ROAD, HOOLE,  
CHESTER, CH2 3RL

£400,000

3 BEDS | 2 BATHS | 2 LIVING

SALES

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We're delighted to bring to market this extended three bedroomed semi-detached home with outbuilding located in Hoole, one of Chester's most vibrant and sought-after locations. Knowlsey Road is superbly located close to the excellent range of amenities Hoole itself has to offer and the good transport links into Chester City centre and the major transport network also. We expect this home to capture the imagination of many a buyer and strongly encourage an early viewing to avoid disappointment!

A most telling attribute of this great property is the addition of the large, timber framed, pvc clad outbuilding, which comprises three distinct compartments, and offers great versatility of use. Whilst offering excellent storage space, it could provide a buyer the perfect work from home, or home gym space. Yet another feature of this unit is the shower/water facilities.

The property features a private driveway to front, providing space comfortably for two vehicles, and there is a small, shaped section of garden with shrubbery also. A side gate provides access to the rear garden which features a lawned section of garden and a paved seating area directly from the home runs alongside the lawn to a further paved area at the foot of the garden where there is further storage capacity by way of a good-sized garden shed.

Entry into the home is through a modern styled composite door



into the Hall, and the property benefits from a single storey extension to the front which has created a downstairs WC/Utility Room. This was added by a previous owner, and we wish to advise this room was in fact used as downstairs shower room. There are two separate reception rooms to the property, with Sitting Room positioned to the front and this features an exposed brick recess to the chimney breast. The Dining Room is positioned to the rear and features exposed wood block parquet flooring and UPVC double glazed French doors which provide views and access to the rear garden. Completing the ground floor accommodation is the Kitchen, which is fitted with an attractive range of units and wood effect laminate surfaces. There is an integrated slimline dishwasher, oven and inset hob as well as there being space for further white goods. The combination gas central heating boiler is housed here also, and there is external door access granted to the side.

A staircase with a spindled balustrade, and a useful understairs cupboard, leads to the first-floor landing which provides access to all three bedrooms. There are two good sized double bedrooms, which the rear bedroom featuring fitted wardrobes and the single room is currently utilized as a home office by our clients. Serving all three bedrooms is the Bathroom which features a three-piece white suite with shower unit over the panelled shower bath with accompanying screen.

The property is connected to all mains services and features GCH and UPVC double glazing.

#### **LOCATION**

Knowsley Road is one of Hoole's most desirable addresses, being only a short walk away from the Hoole playing fields and Alexandra Park. The excellent and renowned facilities Hoole itself has to offer are a short walk away, including restaurants, public houses, greengrocers, butchers and fishmongers, and many more. The property is also only moments away from excellent transport links.

#### **DIRECTIONS**

Proceed out of Chester along the A56 Hoole Way over the Railway Bridge into Hoole Road. Proceed past the shops at Faulkner Street taking a left hand turning opposite the playing fields onto Fairfield Road. Just before the turning on the right into Sefton Road, take the left hand turning into Knowsley Road and where the property will be observed after a short distance on the left.

#### **ACCOMMODATION**

with approximate room sizes, briefly comprises:-

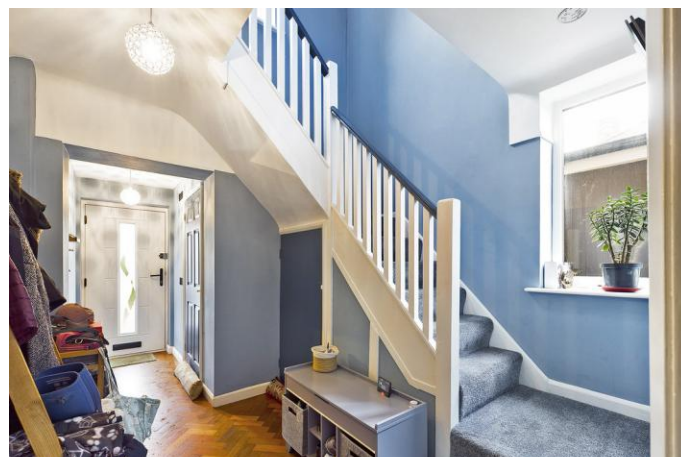
#### **HALL**

#### **WC/UTILITY**

5'7" x 4'6" (1.7m x 1.37m)

#### **SITTING ROOM**

12'8" x 11' (3.86m x 3.35m)



**DINING ROOM**

12'7" x 11' (3.84m x 3.35m)

**KITCHEN**

13'8" x 8'9" (4.17m x 2.67m)

**LANDING****BEDROOM ONE**

12'7" x 11'1" (3.84m x 3.38m)

**BEDROOM TWO**

12'7" x 9'3" to wardrobe (3.84m x 2.82m to wardrobe)

**BEDROOM THREE**

8'10" x 8'9" (2.69m x 2.67m)

**BATHROOM**

7'8" x 5'6" (2.34m x 1.68m)

**OUTBUILDING**

15'7" x 9'2" (4.75m x 2.79m) angled measurements

**OUTBUILDING**

7'8" x 4'7" (2.34m x 1.4m)

**OUTBUILDING**

20'8" x 9'5" (6.3m x 2.87m)

**EPC RATING**

D

**COUNCIL TAX**

Cheshire West and Chester Council - Band C

**TENURE**

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

**VIEWING**

By prior appointment with Humphreys of Chester on (01244) 401100.

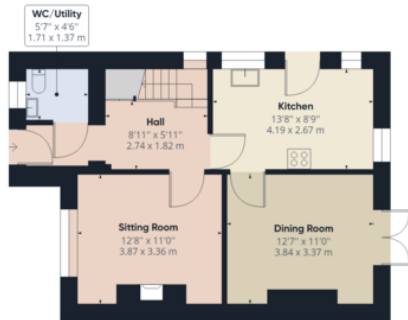
1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

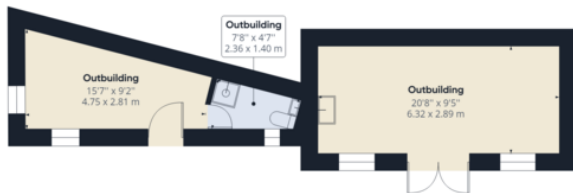




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1316.33 ft<sup>2</sup>  
122.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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