

CHANGING HOME



Sefton Road | Hoole | Chester | CH2 3RR

Offers Over £400,000

Superbly located, spacious and most beautifully appointed this traditional 3 bedroom semi detached family home on Sefton Road in the heart of Hoole has been extended to the rear and has a most attractive back garden with a sunny aspect. Ample parking.
Early internal viewing essential.

Property Description

LOCATION

The property is set within sought after Sefton Road in a very popular part of Hoole. The City Centre is within a short drive and well served by public transport. Hoole itself has a huge array of high quality shops, restaurants and bars that make it so popular within the City. Access to the main road network is simple.

HALL

Accessed via a storm porch with tiled floor. The hall has wood effect laminate floor and small under stairs cupboard. Radiator and stained leaded window to the side. Fitted wall unit.

LIVING ROOM

19' 4" x 9' 9" (5.89m x 2.97m) max. With oak floor and a gas stove within fireplace with timber mantle and tiled hearth. Picture rail and recessed spotlights. UPVC double glazed windows with fitted shutters.

KITCHEN/DINING ROOM

9' 6" x 7' 5" (2.9m x 2.26m) and 16' 5" x 7' 11" (5m x 2.41m) A superbly appointed and very light dual purpose room. The floor is tiled and there a vertical radiator, 2 UPVC double glazed windows and UPVC double glazed double doors onto the most attractive rear garden. Also a feature timber clad wall.

The kitchen has an extensive range of fitted floor and wall units with granite worktops/breakfast bar. Belfast sink. Integral washing machine, microwave and dishwasher. Partly tiled walls. 5 ring gas range with stainless steel extractor hood over. Space for a fridge/freezer.

CLOAKROOM

With a white WC. Wood effect laminate floor. Frosted UPVC double glazed window and radiator.



LANDING

With loft access and UPVC double glazed window to the front.

BEDROOM 1

10' 10" x 8' 6" (3.3m x 2.59m) With UPVC double glazed window and radiator.

BEDROOM 2

9' 6" x 9' 3" (2.9m x 2.82m) With radiator and UPVC double glazed window.

BEDROOM 3

9' 0" x 8' 6" (2.74m x 2.59m) With fitted wardrobe, radiator and UPVC double glazed window.

BATHROOM

6' 11" x 8' 3" (2.11m x 2.51m) max. A superb white suite of a WC, wash hand basin on a vanity unit and P shaped bath with shower and screen. Frosted UPVC double glazed window. Tiled floor and fully tiled walls. Recessed spotlights and heated towel rail. Worcester combi boiler (still in guarantee) within a built in airing cupboard.

PARKING

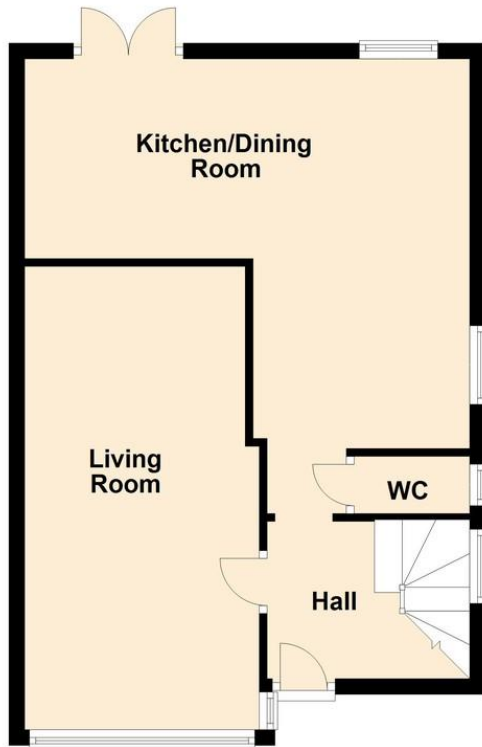
There is ample parking on the gravel drive to the front and side of the property.

OUTSIDE

To the front is the drive and a neatly kept lawn. Double timber gates at the side lead to the superb rear garden which has a sunny aspect. The garden has a slate paved patio, lawn, outside tap, shed, summerhouse and mature fruit trees.



Ground Floor



First Floor



for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

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Viewing Arrangements

If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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