

CHANGING HOME



Halkyn Road | Chester | CH2 3QE

£480,000

A substantial **THREE** bedroom Victorian mid-terrace property located in the prestigious village of Hoole. Although requires internal refurbishment the property has a newly fitted central heating system with a combination boiler. Viewing highly recommended to recognise the vast potential. **NO ONWARD CHAIN.**

Property Description

LOCATION

Hoole's popular suburb which is to the east of Chester city centre. The thriving environment includes a shopping area with excellent independent outlets including a delicatessen, fishmonger, butcher, grocer, boutiques, gift shops, coffee houses, bars and restaurants. There's also offers several nursery and primary schools.

With a bank, pharmacy, post office and supermarket along with Alexandra Park's outstanding recreational area and sports facilities, there's a real 'village' feel to the area.

Good communication links include the A56 leads with easy access to the M53 and M56.

PROPERTY INFORMATION

Set on a quiet back road, the house has recently benefited from a new central heating system within the last 18 months including a new combi boiler and some recently plastered bedrooms.

With a traditional façade, there's considerable potential for further upgrade and extension as the spacious interior offers numerous creative options for modern day living e.g. a study/dressing room.

Built to a high specification in the 1870s and owned by the current family for more than half a century this property although requires some internal refurbishment also has some beautiful original features.

Three large bedrooms offer impressive scope for quality living with original fireplaces in each. These are also a feature of the two reception rooms.

A secluded front garden offers side access to a private rear garden with outbuildings.

On street parking is available with potential for creating a private drive to the front.

HALLWAY

A stained-glass windowed front door opens into a spacious hall, well served by two radiators and extending to the rear of the house with access off to two reception rooms, staircase, downstairs W/C and under stairs storage cupboard. Tiled flooring.

LIVING ROOM

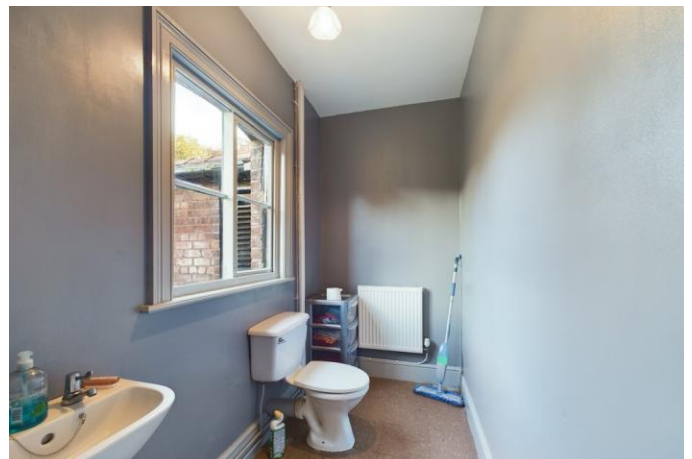
14' 0" x 14' 0" (4.28m x 4.27m) Double window with view to front of the property and fireplace.

DINING ROOM

12' 0" x 12' 0" (3.66m x 3.66m) Double window to the front, radiator and gas fireplace. Large built-in storage cupboard.

KITCHEN

12' 0" x 10' 8" (3.68m x 3.27m) Tiled flooring throughout and recessed area for cooker. Stainless steel sink unit, floor and wall units and radiator.



DOWNSTAIRS W/C

8' 5" x 4' 5" (2.58m x 1.37m) WC, wash hand basin, window to rear, radiator and tiled flooring.

LANDING

9' 8" x 9' 5" (2.97m x 2.89m) Velux window and loft access.

BEDROOM ONE

14' 10" x 14' 5" (4.54m x 4.40m) Double window, radiator and feature fireplace. Recently replastered.

DRESSING AREA

5' 10" x 7' 8" (1.78m x 2.34m) Window, built-in storage cupboard and radiator.

BEDROOM TWO

17' 4" x 12' 0" (5.29m x 3.68m) Window, feature fireplace and radiator. Recently replastered.

BEDROOM THREE

12' 0" x 12' 5" (3.68m x 3.81m) Double window, built-in wardrobe housing newly fitted combi boiler and radiator.

BATHROOM

8' 5" x 4' 6" (2.59m x 1.39m)

OUTSIDE

Secluded front garden with hedgerow and shrubs boasting two lawned areas and ample space for waste bin storage.

A pathway leads to the front door and to a gated covered passageway leading to a good sized, east facing rear garden. Part-courtyard, this is well maintained, offers good privacy and is well protected. There's a lawn, patio area and shrub borders.

Outbuildings offer plenty of scope to develop and include a traditional coal bunker (currently used for storage), open faced brick storage area and shed.

PARKING

The property has on street parking.

AGENTS COMMENTS

"A solid, traditional property encompassing class and elegance offering the opportunity to mix classic building style with today's contemporary living.

"Opportunities abound to make this a bespoke home in the centre of one of Chester's most exciting areas.

"It's well established, well placed and oozing with potential!" **Oliver Law**





Tenure

Freehold

Council Tax Band

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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