

CHANGING HOME



Alder Grove | Hoole | Chester | CH2 3EU

Offers Over £260,000

A superbly appointed three bedroom semi-detached property in the extremely popular suburb of Hoole. Ideal for a first time buyer.

Hall, living room, kitchen/dining area, utility room, three bedrooms, bathroom, rear garden with sunny aspect and driveway parking for several cars. NO ONWARD CHAIN

Property Description

LOCATION

The property is set in the heart of ever popular Hoole within a short walk of it's shops and bars. Chester Chester Centre is a short drive away and well served by public transport. The main railway station is within walking distance. Access to the main road network is simple.

HALL

Accessed via a timber front door and with a frosted UPVC double glazed window.

LIVING ROOM

12' 5" x 12' 7" (3.78m x 3.84m) With a wood burning stove within a tiled fireplace with timber mantle. Timber floor, UPVC double glazed window and radiator.

DINING ROOM

7' 2" x 7' 8" (2.18m x 2.34m) With UPVC double glazed French doors onto the rear garden. Timber floor and radiator.

KITCHEN

11' 1" x 9' 11" (3.38m x 3.02m) max. With a range of fitted floor and wall units. 1 1/2 bowl sink unit. 4 ring gas hob with stainless steel extractor hood over and oven below. Partly tiled walls, recessed spotlights and UPVC double glazed window. Integral dishwasher and space for a fridge/freezer.

UTILITY ROOM

10' 5" x 8' 1" (3.18m x 2.46m) Set at the side of the property and with fitted floor units and space for a washing machine. Doors to front and rear.

LANDING

With frosted UPVC double glazed window and loft access.

BEDROOM 1

12' 7" x 10' 8" (3.84m x 3.25m) With a UPVC double glazed window and radiator.

BEDROOM 2

9' 5" x 7' 10" (2.87m x 2.39m) With radiator and UPVC double glazed window.

BEDROOM 3

10' 6" x 6' 6" (3.2m x 1.98m) With radiator, UPVC double glazed window and over stairs cupboard.



BATHROOM

6' 1" x 5' 10" (1.85m x 1.78m) With a white suite of a WC, wash hand basin on a vanity unit and P shaped bath with shower over. Heated towel rail, tiled walls and recessed spotlights. frosted UPVC double glazed window.

PARKING

A large gravel area at the front allows parking for several cars.

GARDEN

To the rear is a fenced garden with sunny aspect. There is a patio, lawn, decked area and garden shed.





Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

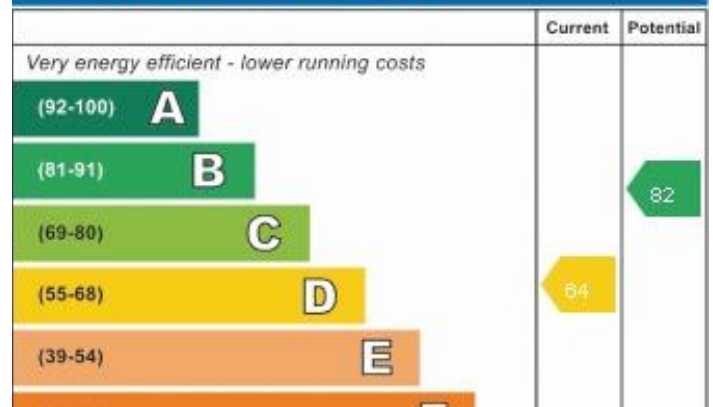
If you wish to make an appointment to view this or any other property that we have for offer please call us on 01244 345664

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Energy Efficiency Rating



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