

CHANGING HOME



West Street | Hoole | Chester | CH2 3PU

£275,500

A beautifully appointed and very spacious three bedroom home in the very heart of popular Hoole. The property has been lovingly refurbished and enlarged by the current owners with the addition of a new large main bedroom and en-suite on the top floor. Courtyard to rear. Early internal viewing advised.

Property Description

LOCATION

The property is set within a mature residential part of very popular Hoole. Chester City Centre and the main railway station are close at hand. Hoole itself is renowned for an array of high quality shops and bars which are within walking distance and give a strong community feel. The main road network is easily accessed.

HALL

Accessed via composite front door and with a tiled floor, radiator and ceiling cornice.

LIVING ROOM

11' 6" x 11' 1" (3.51m x 3.38m) Part of an open plan large living and dining area. With wood effect laminate floor, ceiling cornice, shelving and radiator. UPVC double glazed window and contemporary electric fire.

DINING ROOM

15' 5" x 12' 4" (4.7m x 3.76m) With UPVC double glazed French doors onto the rear courtyard. radiator, recessed spotlights and wood effect laminate floor. Feature fireplace.

KITCHEN

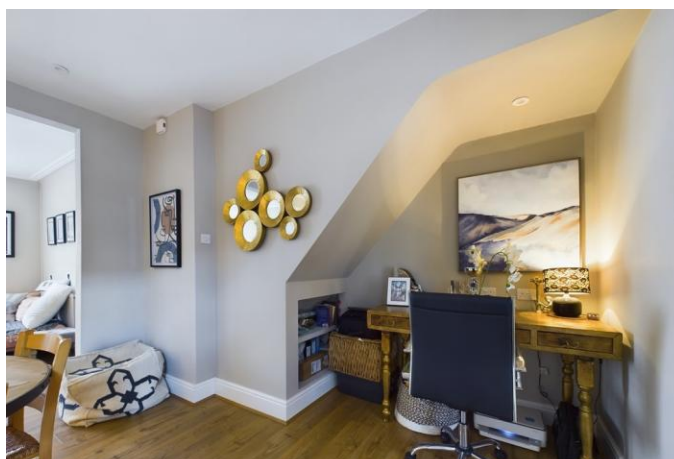
11' 10" x 8' 2" (3.61m x 2.49m) With a range of fitted floor and wall units. 1 1/2 bowl sink unit. Ceramic hob with oven and stainless steel extractor hood over. Instant hot tap. recessed spotlights, partly tiled walls, wood effect laminate floor and radiator. Space for a dishwasher. 2 UPVC double glazed windows and UPVC double glazed door to the rear.

UTILITY ROOM

10' 0" x 5' 7" (3.05m x 1.7m) With fitted floor units and worktop. Space for a fridge/freezer, washing machine and tumble dryer. Radiator and spotlights. Worcester combi boiler and UPVC double glazed window.

CLOAKROOM

5' 1" x 2' 7" (1.55m x 0.79m) With a white WC and wash hand basin on a feature vanity unit. Radiator and wood effect laminate floor.



LANDING

With recessed spotlights.

BEDROOM 2

15' 6" x 11' 11" (4.72m x 3.63m) With radiator and UPVC double glazed window.

BEDROOM 3

12' 5" x 9' 11" (3.78m x 3.02m) With radiator and UPVC double glazed window.

BATHROOM

A very spacious and attractive bathroom with a white suite of a WC, wash hand basin on a set of drawers, bath and large walk in tiled shower cubicle. Heated towel rail, tiled floor, recessed spotlights and extractor fan. UPVC double glazed window.

TOP LANDING

With eaves storage, UPVC double glazed window and recessed spotlights.

BEDROOM 1

18' 1" x 10' 11" (5.51m x 3.33m) With radiator and UPVC double glazed window.

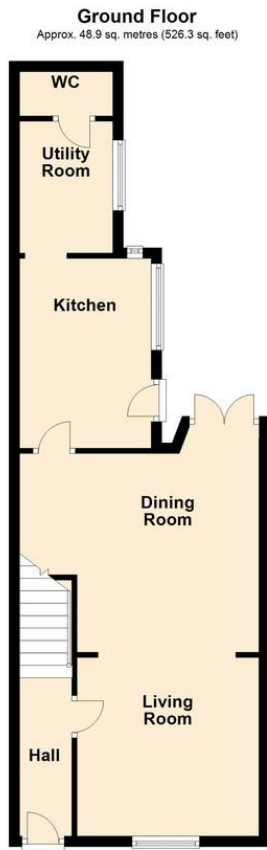
EN-SUITE

8' 8" x 3' 8" (2.64m x 1.12m) With a white suite of a WC, wash hand basin on a vanity unit. Radiator and recessed spotlights.

OUTSIDE

To the rear of the property is a walled courtyard which is paved with outside power point and gate at the back.





Total area: approx. 114.6 sq. metres (1234.1 sq. feet)
for illustration only not to scale
Plan produced using PlanUp.

Tenure

Freehold

Council Tax Band

B

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

Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements