



## WESTMINSTER ROAD, HOOLE

£199,950

- POPULAR LOCATION
- OPEN PLAN LIVING
- NO ONWARD CHAIN
- LARGE SOUTH-WESTERLY FACING GARDEN
- LARGE WINDOWS
- TWO GOOD SIZE BEDROOMS

# 151 WESTMINSTER ROAD, CHESTER, CH2



## A TWO-BEDROOM MID TERRACE HOUSE, THAT IS BROUGHT TO THE MARKET WITH NO ONWARD CHAIN

Located just a short stroll from Hoole's wonderful high street, this remarkable location offers seamless access to the city centre via the Shropshire union canal.

Upon entering you step into the spacious, open plan Lounge and Kitchen. This features laminate wooden flooring throughout, leading into the L-shaped kitchen/dining area. The kitchen has a freestanding fridge/freezer, gas cooker and washing machine, with gas combi boiler powering hot water and central heating. There is a large under stairs cupboard with plenty of storage.

Through the kitchen, you'll find the back door, leading onto one of the largest gardens on Westminster Road. This garden has the benefit of facing southwest, perfectly positioned to get plenty of sun in the afternoon and into the evening. The large garden has mature apple and damson fruit trees, or if you'd prefer to, there is the opportunity to convert part of it to a parking space, if desired.

Shortly after the kitchen, is the bathroom featuring a toilet, sink, and bath with electric shower. Between the

Kitchen and Bathroom there is a large cupboard perfect for storing towels/bedding or it could be used as a pantry.

This fantastic terrace would make an excellent rental property or would make a great home for a first-time buyer. Close to Hoole Road, with excellent transport links to the M56, and within walking distance to Chester Train Station and Hoole Park.

Leading upstairs there are two large double bedrooms with the larger of the two at the front with fitted wardrobes and cupboards, and the second bedroom with a fitted wardrobe overlooking the large garden at the back.

Westminster Road is situated in one of Chester's most coveted suburbs, Hoole, which enjoys a diverse array of local amenities including acclaimed restaurants, specialty shops, and artisanal boutiques, ensuring convenience right at your doorstep.



# 151 WESTMINSTER ROAD, CHESTER, CH2 3AR



## Council Tax:

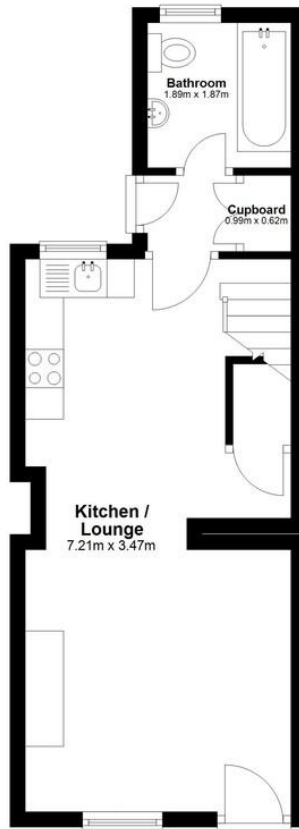
Band B

## Local Authority:

Cheshire West and Chester Council

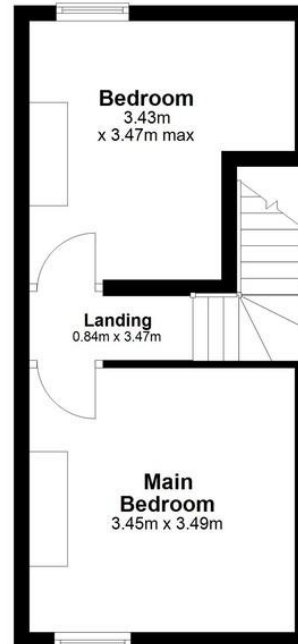
### Ground Floor

Approx. 30.0 sq. metres



### First Floor

Approx. 25.6 sq. metres



Total area: approx. 55.5 sq. metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

Urban Sale and Let  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244350300  
info@urbansaleandlet.co.uk  
www.urbansaleandlet.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and 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/tenants are advised to recheck the measurements

