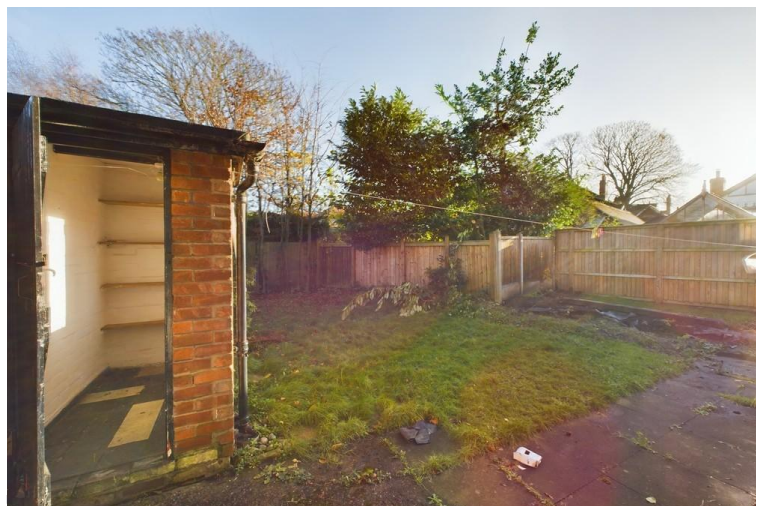


# CHANGING HOME



**Woodlands Drive | Hoole | Chester | CH2 3QJ**

**£425,000**

A traditional THREE bedroom semi-detached property situated in the highly desirable suburb of Hoole. The property benefits from NO ONWARD chain and is sold with planning consent to enhance by adding a single story rear extension, a double story side and a large porch to create a vast family home. Viewing highly recommended!

## Property Description

### LOCATION

The property is set within a most sought after part of very popular Hoole and is surrounded by similar mature homes. Hoole itself boasts a large array of high quality shops, cafes, restaurants and bars. The area has a strong community feel. The main railway station is close by and Chester City centre is within walking distance.

### PROPERTY INFORMATION

This traditional semi-detached home is situated in the highly desirable suburb of Hoole with the added benefit of having planning consent granted to enhance the size further. The property itself would benefit from a scheme of general cosmetic improvement but offers vast potential for a buyer wanting to make a property their own in a highly popular location. The accommodation comprises: Entrance hall with under stairs storage cupboard; downstairs W/C , living room, dining room, good sized kitchen. On the first floor, the property benefits from three bedrooms, two doubles and a single, as well as a bathroom. The property has the benefit of UPVC double glazed windows and has gas central heating via a combination controlled boiler in the garage. There is a paved driveway to the front and lawns to the front, side and rear. Ample parking and large garage with planning consent. No onward chain and ready to go!

### ENTRANCE HALL

4' 1" x 8' 9" (1.25m x 2.69m) Accessed via UPVC front door with understairs storage and radiator.

### LIVING ROOM

10' 3" x 15' 11" (3.13m x 4.86m) With bay UPVC window, gas fireplace and radiator.

### DINING ROOM

10' 4" x 13' 10" (3.15m x 4.24m) With UPVC French doors & radiator.

### KITCHEN

9' 11" x 9' 11" (3.03m x 3.04m) With wall & floor timber units, double Neff oven, electric hob with extractor over, stainless steel sink unit, vinyl flooring, UPVC double glazed



door leading to the rear of property and UPVC window.

### LANDING

7' 11" x 8' 9" (2.42m x 2.69m) With UPVC window looking over the front of the property, loft access and airing cupboard.

### BEDROOM ONE

10' 4" x 16' 5" (3.15m x 5.02m) With UPVC bay window, fitted wardrobes & dressing table and radiator.

### BEDROOM TWO

8' 9" x 13' 10" (2.69m x 4.23m) With UPVC window & radiator.

### BEDROOM THREE

6' 7" x 9' 11" (2.03m x 3.04m) With UPVC window & radiator.

### BATHROOM

4' 7" x 10' 0" (1.42m x 3.05m) With W/C, wash hand basin, walk in shower, vinyl flooring, tiled walls and UPVC frosted window.

### GARAGE

13' 5" x 26' 3" (4.10m x 8.01m) With doors to front & rear of the property, combi boiler, lighting and up & over garage door.

### OUTSIDE

Driveway parking to the front and lawns to the front, side and rear of the property. Useful outbuilding in the rear garden.





## Tenure

Freehold

## Council Tax Band

D

## 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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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