



CLARE AVENUE, HOOLE

£375,000

- LARGER THAN AVERAGE THREE-BEDROOM MID-TERRACED PROPERTY
- BAY-FRONTED LIVING ROOM
- PERIOD PROPERTY
- NO ONWARD CHAIN
- SITUATED IN HOOLE
- FRONT GARDEN WITH POTENTIAL FOR DRIVEWAY (SUBJECT TO PLANNING)

CLARE AVENUE, HOOLE

3
BED

1
BATH

3
RECEPTION

Situated on a sought-after residential road in the heart of Hoole, this larger than average three-bedroom mid-terraced property offers beautifully proportioned accommodation, extended living space, and a generous rear garden with no onward chain.

Upon entering, you are welcomed by a wide and inviting hallway, complete with useful understairs storage. To the front of the property is a bright and spacious living room featuring a charming bay window, allowing for plenty of natural light and creating a warm, homely feel.

To the rear, the property truly comes into its own. A substantial second reception room has been thoughtfully extended, providing an excellent additional living or dining space with French doors opening onto the garden - perfect for entertaining or enjoying summer evenings. There is also the added convenience of a downstairs WC. The extended dining kitchen offers ample space for cooking and family dining.

To the first floor, the main bedroom overlooks the rear garden and benefits from a fitted cupboard, offering practical storage. A generous double bedroom is positioned to the front, alongside a versatile third bedroom which would make an

ideal single room, nursery, or home office. These rooms are served by a well-appointed three-piece family bathroom comprising a bath with shower over, WC, and wash basin.

Externally, the property boasts a larger than average rear garden for a terraced home, featuring a mature lawn, established borders, and a garden shed - a wonderful outdoor space for relaxing or entertaining. To the front, there is a garden enclosed by a low wall. Several neighbouring properties have converted their front gardens into driveways, presenting potential for off-road parking subject to the necessary planning permissions.

Location – Hoole

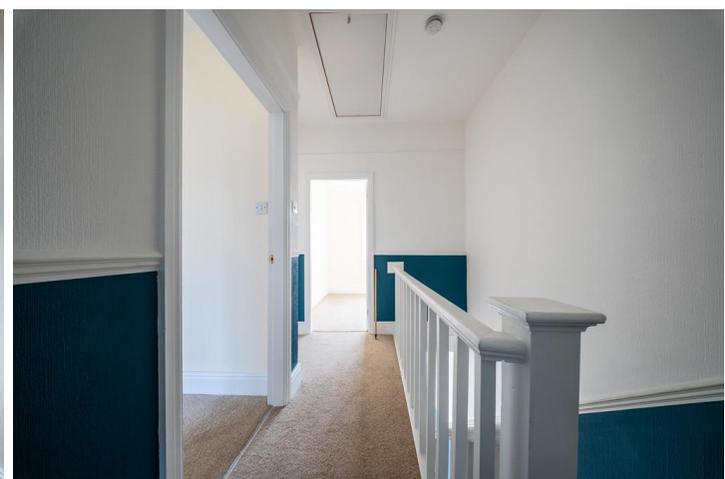
Clare Avenue is ideally positioned within walking distance of Hoole's vibrant high street, renowned for its independent shops, cafés, restaurants, and popular amenities. The area is highly regarded for its strong community feel and excellent schooling options. Chester city centre is just over a mile away, easily accessible by foot, bicycle, or bus, and the property is conveniently located for Chester Railway Station and major motorway links including the M53 and A55





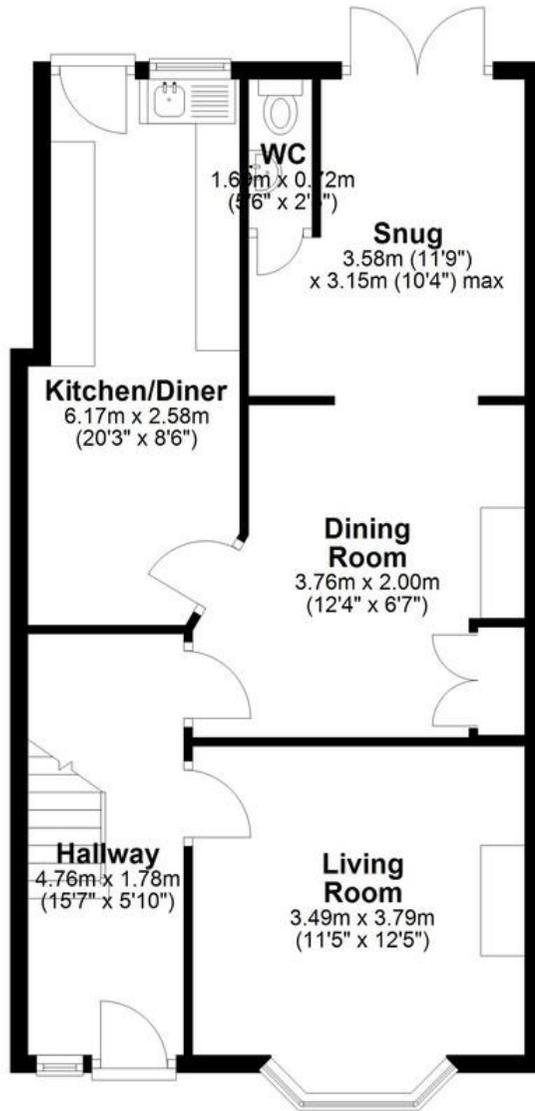
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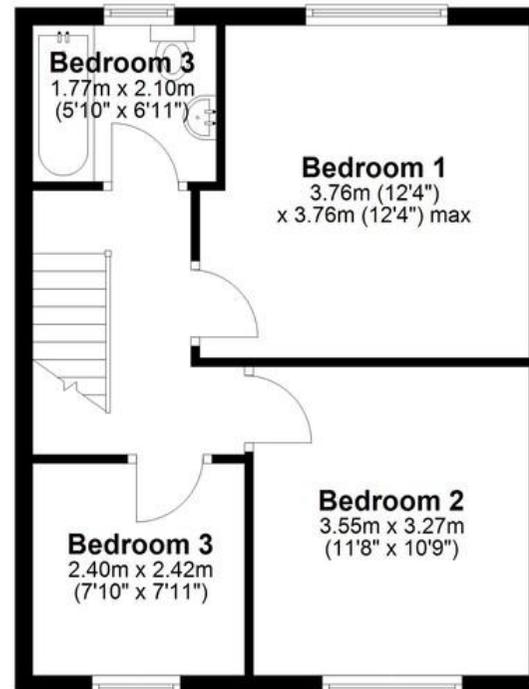




Ground Floor



First Floor



TOTAL FLOOR AREA 1,122 sq ft / 104 sq m

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

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