



HEWITT STREET, HOOLE, CHESTER

AUCTION GUIDE PRICE £175,000

- RENOVATION PROJECT
- SITUATED IN HOOLE
- NO ONWARD CHAIN
- PERIOD PROPERTY
- TWO DOUBLE BEDROOMS
- HUGE POTENTIAL

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HEWITT STREET, HOOLE, CHESTER

2
BED

1
BATH

2
RECEPTION

For sale with Urban Sale & Let in partnership with Town & Country Property Auctions unconditional online auction on the 26th of February 2025. This Victorian mid-terrace house in central Hoole is available for sale with NO ONWARD CHAIN, but it requires general refurbishment and modernisation. The property features two reception rooms, a kitchen, two bedrooms, and a bathroom, making it ideal for property developers or anyone looking for a project.

The house has an attractive kerb appeal, set back from the road a short pathway leads to the front door, which opens into the hallway. The front sitting room enjoys plenty of natural light through an impressive bay window. Beyond the hallway is a large lounge/dining room that spans the full width of the property and has a window overlooking the rear courtyard. There is also a convenient under-stairs storage room. The kitchen is located at the rear and would benefit from modernisation. A back door provides access to the enclosed rear courtyard.

On the first floor, there are two bedrooms and a bathroom. The principal bedroom is at the front of the house and features two windows facing the road. The second bedroom is at the rear, offering far-reaching views over the courtyard. The family

bathroom includes a bath, hand basin, and W.C., along with a store cupboard.

The enclosed rear courtyard offers low-maintenance outdoor space, with a rear gate allowing access to a rear passageway. The house is in an extremely convenient location, just a short stroll from the high street and local park.

The suburb of Hoole, located just outside Chester City Centre, boasts an array of award-winning independent shops, café's, bars, and restaurants. Alexandra Park features a children's play area, open lawns, a bowling green, and tennis courts. There are also a doctor's surgery, dentist, several well-regarded primary schools, and convenience stores. For commuting, there is easy access to the M53 and A55, as well as several walking and bus routes into the city centre.

Tenure
Freehold

Buyers	Premium
* Plus 5%	Buyers Premium + VAT

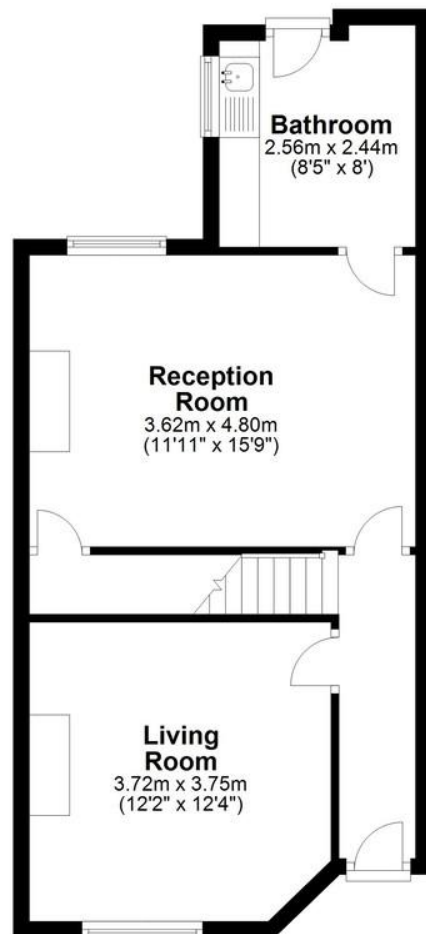
Pre Auction Offers Are Considered
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction





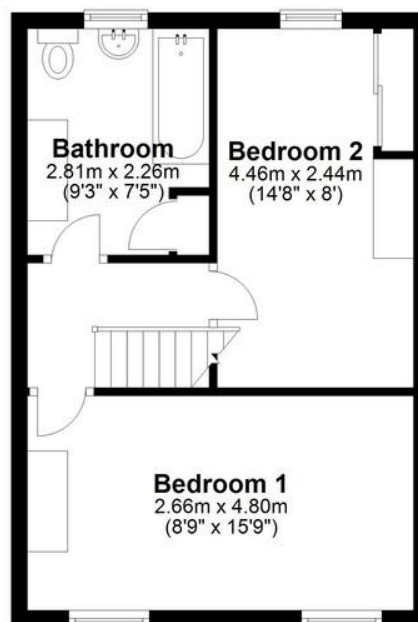
Ground Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

TOTAL FLOOR AREA

861 sq ft / 80 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		88
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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