

230A HOOLE LANE, CHESTER

£395,000

- ONE REMAINING! 2 BRAND NEW FAMILY HOMES NOW AVAILABLE FOR SALE
- OFF ROAD PARKING AND A PRIVATE REAR GARDEN
- SET OVER THREE FLOORS
- LOUNGE, UTILITY ROOM, W/C AND AN IMPRESSIVE OPEN PLAN KITCHEN WITH BI-FOLDING DOORS TO THE GROUND FL
- SITUATED IN THE HUGELY DESIRABLE HOOLE, CHESTER

230A HOOLE LANE, CHESTER, CH2 3EF



ONE REMAINING!

Welcome to Hoole 230 and 230a Hoole Lane, a charming location where two brand new three-bedroom semi-detached houses are waiting to be called home. Situated in the sought-after area of Hoole, these properties boast modern living at its finest. The properties come with the added advantage of a 10 year new home builders guarantee for total peace of mind for the new owners. The location is exceptional having all that Hoole has to offer on your doorstep, including a range of popular shops, bars and much more. Chester train station is a walk away, motorway links in to other major cities are nearby and the Roman city of Chester is around a 5 minute car journey away.

Step inside and be greeted by a hallway, the ground floor boasts a good sized lounge with window to the front elevation, storage cupboard, a utility area, downstairs W/C and a most impressive open-plan kitchen with Bosch and Neff built in appliances, perfect for whipping up culinary delights and hosting gatherings with loved ones. The bi-folding doors in this room lead out to a rear garden complete with garden shed that is just perfect for entertaining - imagine summer BBQ's and al fresco dining in your own private oasis. Step upstairs and you'll find a storage cupboard,

an on-trend family bathroom and two double bedrooms. The second floor benefits from a master bedroom with an en-suite shower room. There is plenty of space for a growing family or for guests to stay over comfortably. The property benefits from off road parking. There is also an electric charging point.

Don't miss out on the opportunity to make one of these stunning houses your own. Embrace the contemporary design, the convenience of the location, and the warmth of a place you can truly call home. Book a viewing today and start envisioning your life in these beautiful BRAND NEW homes on the ever popular Hoole Lane.

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Council Tax:

Band TBC

Local Authority:

Cheshire West and Chester Council

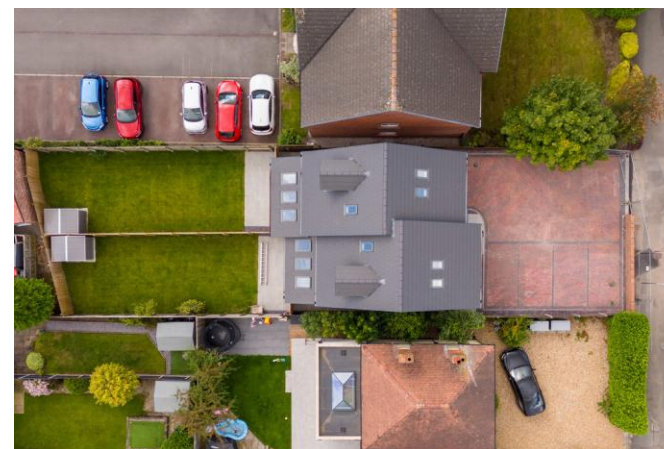
230A HOOLE LANE, CHESTER, CH2 3EF



Total Floor Area:
1,118 sq ft / 104 sq m

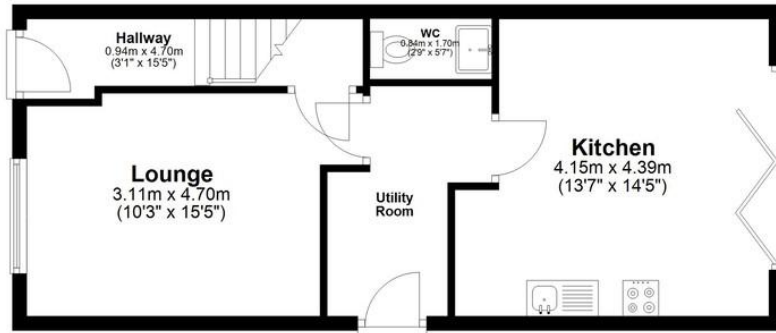
Viewings:
By prior appointment with the agent

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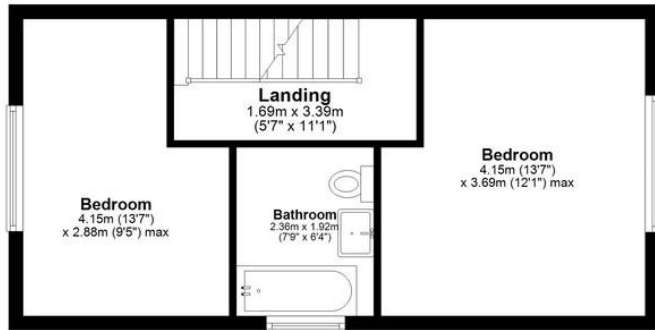
Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



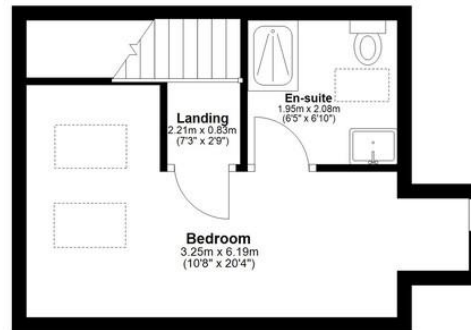
First Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Second Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



Total area: approx. 102.6 sq. metres (1104.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

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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