



28 PANTON ROAD, CHESTER

£450,000

- VICTORIAN END TERRACE
- IMMACULATEDLY PRESENTED
- PERIOD PROPERTY
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- SITUATED IN HOOLE

28 PANTON ROAD, CHESTER, CH2 3HX



A beautifully presented and spacious character property combines a stunning blend of modern fittings with original features, with the added benefit of a driveway, a rarity for a terrace in Hoole.

The property is set back from the road with front, side, and rear courtyards. As you enter through the original front door, you are welcomed by an inviting hallway. Two airy reception rooms lead off, both featuring large bay windows and parquet flooring, with the front room boasting a log-burning stove. The hallway leads to a contemporary kitchen with quartz worktops and integrated appliances. To the rear of the ground floor, there is a shower room, a separate utility room, and a back door leading to the courtyard.

Heading up to the first floor, the master bedroom is at the front of the house, filled with natural light from two windows. Fitted wardrobes stretch the full width of the room, offering an abundance of storage. The second bedroom is another generously sized double bedroom. The third bedroom is smaller but would make a fantastic home office. A modern shower room services the three bedrooms, featuring a quadrant shower with rain shower, integrated WC, and sink unit with storage.

Externally, there is a well-enclosed side garden accessed from the kitchen, laid with Indian paving flags that is partially south facing. A gated block-paved driveway, accessed off Vicarage Road, provides off-road parking for one car – a true luxury for a terraced property in Hoole.

In recent years, the current owners have fully renovated the property including, a full re wire, new heating system, a new roof, kitchen, bathrooms and new paving outside making the property ready to move into.

Situated in one of Chester's most coveted suburbs, this property enjoys proximity to a diverse array of local amenities including acclaimed restaurants, speciality shops, and artisanal boutiques, ensuring convenience right at your doorstep.

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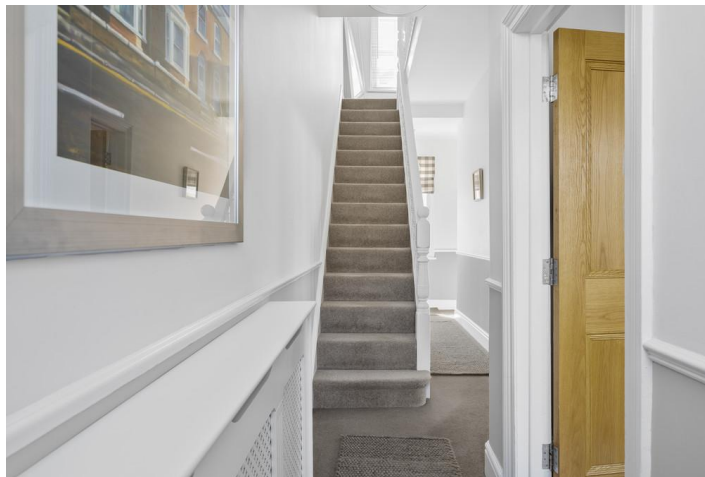
Council Tax:

Band C

Local Authority:

Cheshire West and Chester Council

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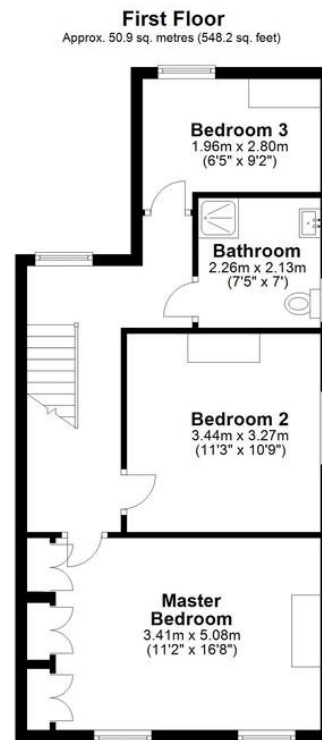
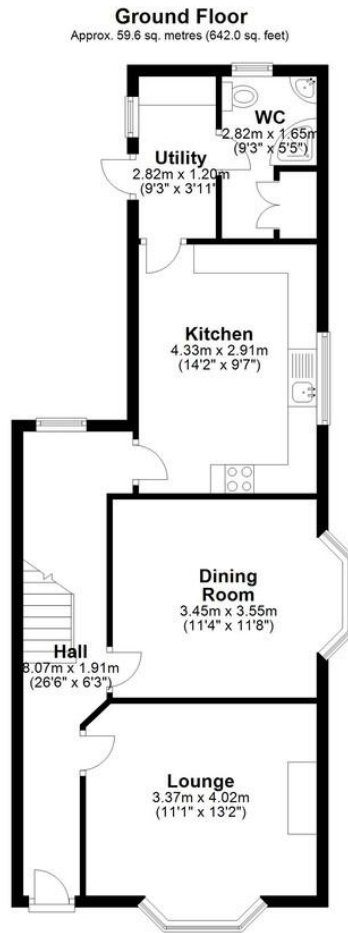


Total Floor Area:
1,190 sq ft / 111 sq m

Viewings:
By prior appointment with the agent

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Total area: approx. 110.6 sq. metres (1190.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	39 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