



27 TOMKINSON STREET, CHESTER

£290,000

- THREE DOUBLE BEDROOMS
- EXTENDED AND RENOVATED
- STONES THROW FROM FAULKNER STREET
- VIBRANT DÉCOR
- VIEW'S OF CHESTER SKYLINE
- SPREAD ACROSS THREE FLOORS

27 TOMKINSON STREET, CHESTER, CH2



A vibrant three-bedroom terraced property in a prime Central Hoole location, just off the High Street. The property has been remodelled and fully renovated in recent years to create a modern, open-plan living and dining space, with three bedrooms, a bathroom, and a low-maintenance courtyard garden.

The front door opens into the hall, featuring Victorian-style tiled flooring that leads to recently installed carpet and provides access to the living space. The property has been redesigned to offer open-plan living on the ground floor, with two reception areas flowing into a kitchen and extended sunroom at the rear. The entire ground floor boasts dark wood-effect laminate flooring, a feature bare brick fireplace with a log-burning stove, and dual aspects that allow plenty of natural light. The sunroom benefits from French doors leading to the rear terrace, as well as a large skylight. The kitchen is fitted with high-quality base units with oak effect worktops and enjoys a pleasant view of the rear courtyard. There is also a large storage area under the stairs.

On the first floor, there are two bedrooms and a newly installed bathroom. The principal bedroom is at the front of the house, spanning the full width of the property with a large window at the front. The second bedroom is also a double room, overlooking the rear

courtyard. This room features a fitted cupboard that houses the combi boiler. An additional L-shaped staircase leads up to the second floor, where a small landing takes you into the third double bedroom. This bedroom has a dormer window that provides most of the room with a full-height ceiling. The room also includes a large cupboard in the eaves of the house, offering ample storage. The windows overlook the Chester skyline, with views of the Cathedral spire, Town Hall, Shot Tower, and Steam Mill.

Outside, the rear terrace offers a low-maintenance outdoor space that enjoys sunlight throughout the day, thanks to its south-westerly orientation. There is plenty of unrestricted on-street parking available right outside the property.

Situated in one of Chester's most desirable suburbs, Hoole's High Street is just a 100-yard walk away, offering a diverse range of local amenities including acclaimed restaurants, speciality shops, and artisanal boutiques, ensuring convenience right on your doorstep. Chester's city centre is a short walk away, offering everything it has to offer, and the train station is just a short stroll over Hoole Bridge.

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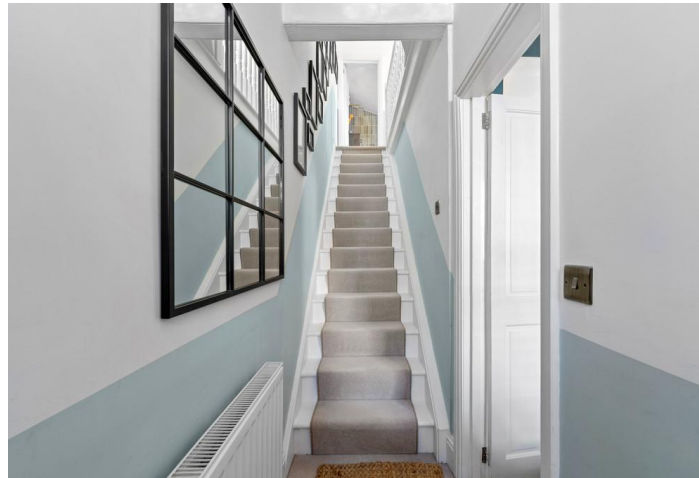
Council Tax:

Band B

Local Authority:

Cheshire West and Chester Council

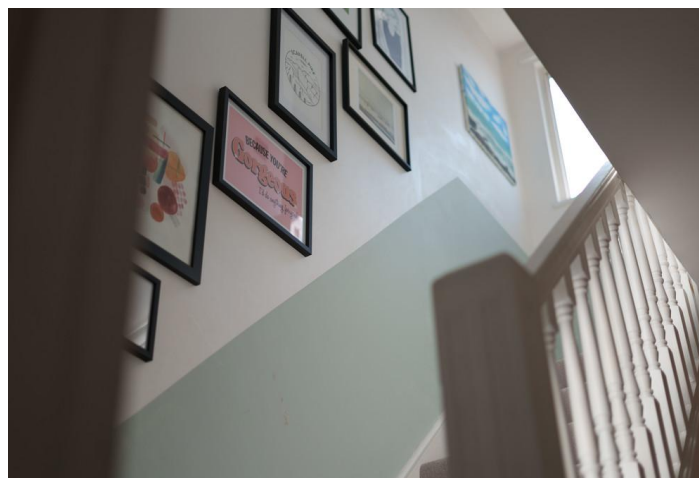
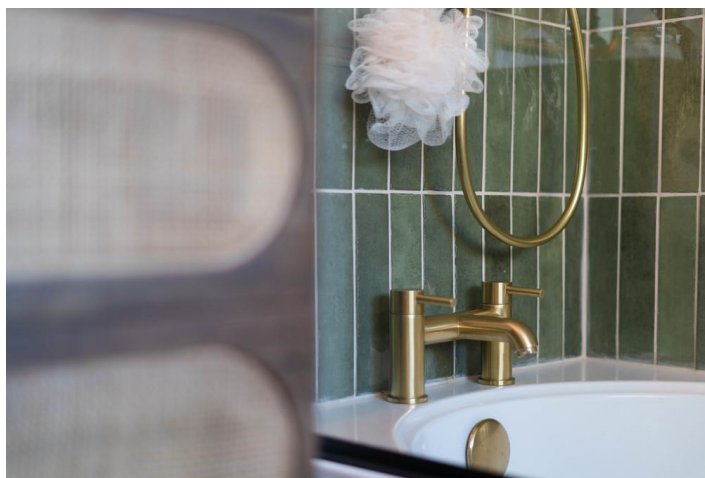
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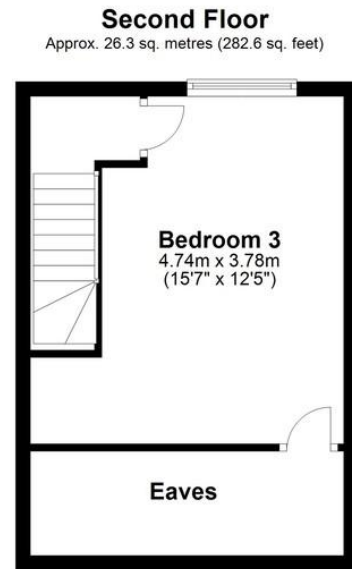
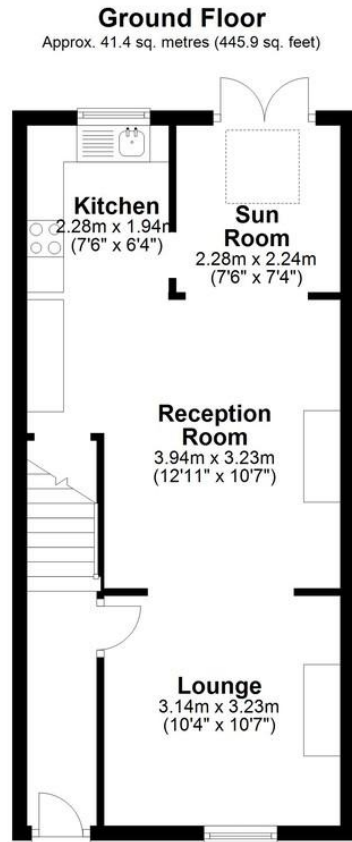


Total Floor Area:
1,111 sq ft / 103 sq m

Viewings:
By prior appointment with the agent

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Total area: approx. 103.2 sq. metres (1110.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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