



PHILLIP STREET, HOOLE

£230,000

- NO ONWARD CHAIN
- TASTEFULLY DECORATED
- TWO DOUBLE BEDROOMS
- RECENTLY INSTALLED BOILER
- SITUATED IN HOOLE
- TURNKEY HOME

97 PHILLIP STREET, CHESTER, CH2 3BZ



A charming two-bedroom mid-terraced property, located just a stone's throw from Hoole's award-winning High Street. The property has been tastefully decorated and is offered to the market with no onward chain.

Phillip Street is a popular traditional Victorian terraced street, and this property is ideally positioned in the middle of the street. Upon entering through the front door, you step into an entrance hallway, rather than walking directly into the living room as in many other houses in the terrace. Original internal doors lead you into an open-plan living and dining room, featuring ceiling coving in the front reception room. The open-plan space benefits from windows to both the front and rear elevations, allowing natural light to flood the ground floor, along with further Victorian features such as a cast-iron fireplace.

The kitchen, located at the rear of the ground floor, comprises cream base and wall-mounted shaker-style cupboards, complemented by oak-effect worktops. There are spaces for a tall fridge-freezer, a washing machine, and a dishwasher, as well as an integrated electric oven and hob.

A spindled staircase leads to the first floor. The largest bedroom, a spacious double, is positioned at the front

of the property and spans the full width of the home. Bedroom 2, another double, overlooks the rear courtyard. Both bedrooms are serviced by a white three-piece bathroom suite, which includes a bath with an overhead shower, WC, and sink. Additionally, there is a built-in storage cupboard housing the combi boiler.

Externally, the property benefits from a relatively private rear courtyard, which is predominantly stoned but also has a planting border, making it perfect for those wanting to add some greenery to their terraced home.

The property has undergone recent improvements, including a new heating system, rewiring, internal replastering, and major roof work, making it truly a turnkey home.

Phillip Street is situated in one of Chester's most sought-after suburbs, Hoole, which boasts a wide range of local amenities, including renowned restaurants, speciality shops, and artisanal boutiques, offering ultimate convenience right on your doorstep.



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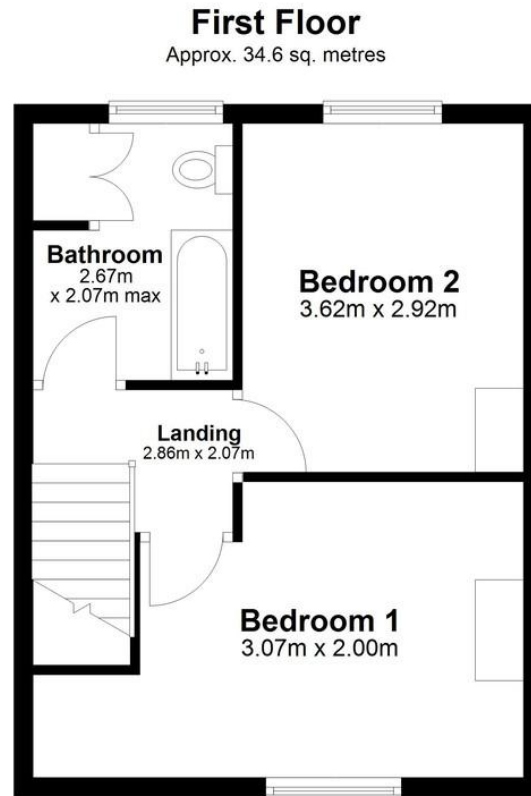
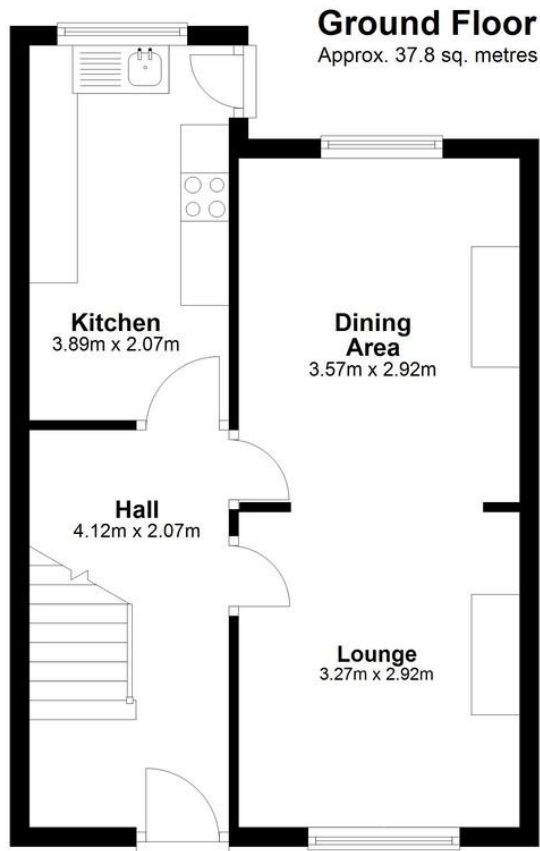


Council Tax:

Band B

Local Authority:

Cheshire West and Chester Council



Total area: approx. 72.4 sq. metres



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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