



18 GRESFORD AVENUE, CHESTER

£295,000

- INVESTMENT OPPORTUNITY
- POTENTIAL TO CONVERT TO FAMILY HOME
- PERIOD FEATURES
- SOLD FURNISHED IF REQUIRED
- POSSIBLE CIRCA £32,000 RENTAL INCOME
- NO CHAIN

18 GRESFORD AVENUE, CHESTER, CH2 3QB



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Situated on the outskirts of Hoole, this Victorian mid-terraced house is currently configured as an all en-suite, four-bedroom HMO. When fully let, it offers an excellent investment opportunity, with an annual income of approximately £32,000. The property retains many of its original features and could easily be converted back into a delightful period home.

The house occupies a mid-terrace position and is slightly set back from the road, with a small, walled front garden. Upon entering through the front door, the property boasts original Minton tiled flooring and ceiling coving. The front reception room, which is bay-fronted, has been converted into a lettable bedroom with a modern en-suite shower room. Continuing along the hallway, the property opens up into a spacious living room featuring a tall sash window and a cast-iron fireplace. This room leads to a kitchen-diner, which has been recently fitted with contemporary high-gloss base and wall units, a double oven, an induction hob, and spaces for a fridge freezer, dishwasher, and washing machine. There is also ample room for a dining table.

A spindled staircase leads to the first floor. At the front of the property is the largest bedroom, which features

two windows overlooking Gresford Avenue, a cast-iron fireplace, and a modern tiled en-suite shower room. The middle bedroom, a double, overlooks the garden and also has a cast-iron fireplace and an en-suite shower room. The fourth bedroom, located at the rear, is currently set up as a single but benefits from a larger en-suite than the other bedrooms. The property is fully furnished and ready to be let as an HMO. For investors, the furnishings can be included in the sale, or they can be removed if not required.

Externally, the property features a south-facing back garden that is fully paved, providing ample space for garden furniture. Unrestricted parking is available on Gresford Avenue and nearby streets.

Hoole is a suburb located to the east of Chester and is now considered one of the most desirable areas of the city. The main shopping streets, Faulkner Street and Charles Street, host a variety of amenities, including a local pharmacy, dry cleaners, post office, butchers, greengrocers, fishmongers, a Sainsbury's Local, a bakery, and an array of café bars, restaurants, and public houses. A newly opened Co-op Food store is also nearby. Open spaces in Hoole include Alexandra Park, which offers tennis courts, bowling greens, and a children's play area.

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Council Tax:

Band B

Local Authority:

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Total Floor Area:
1,008 sq ft / 94 sq m

Viewings:
By prior appointment with the agent

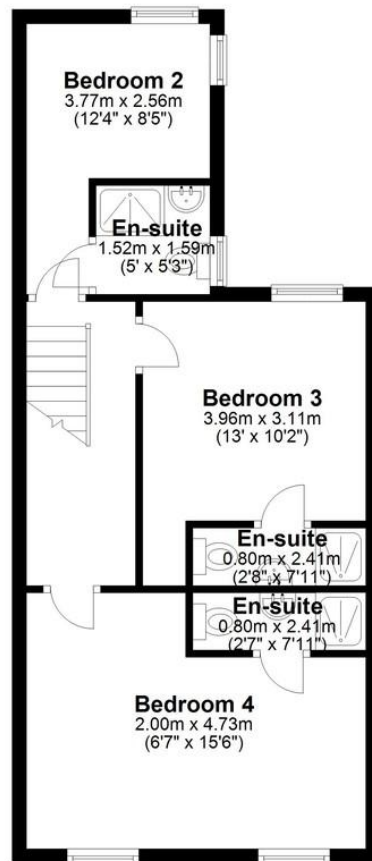
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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