



20 WESTMINSTER ROAD, CHESTER

£325,000

- CENTRAL HOOLE
- OFF ROAD PARKING
- FITTED WARDROBES
- OPEN PLAN
- CONTEMPORARY DÉCOR
- NO CHAIN

20 WESTMINSTER ROAD, CHESTER, CH2



A charming two-bedroom mid-terrace period property with unique and tasteful décor, occupying a prime position in the heart of the Bohemian suburb of Hoole. This property boasts the rare advantage of off-road parking – a true luxury for a terraced home in Hoole.

With an abundance of kerb appeal, the property is approached via a cottage-style gate, leading to a low-walled, pebbled front garden. The front door opens into a spacious, open-plan living and dining room, featuring a tall sash window to the front and French doors to the rear, both allowing plenty of natural light to flood the space. The living area showcases a variety of fantastic details, including Georgian-style ceiling coving, a tall electric fireplace, high-quality light fittings, and a striking exposed brick feature wall. At the rear of the ground floor, the kitchen is arranged in a U-shape with a range of white wall and base units, as well as integrated appliances, including a fridge, freezer, gas hob, oven, and washing machine.

An L-shaped spindle staircase leads up to a welcoming landing with contemporary décor. The generously sized master bedroom spans the full width of the property and includes a large range of fitted wardrobes, offering ample storage. Additionally, built-in shelving flanks the

chimney breast, with a perfect central space for a bed. The second bedroom is another well-proportioned double, overlooking the rear courtyard through a tall sash window, and also providing access to the loft. At the rear, a well-appointed three-piece bathroom suite includes a P-shaped bath with a mixer shower overhead, a WC, a heated towel rail, and a sink. The bathroom benefits from mosaic-tiled walls and a tiled floor.

Externally, the rear courtyard is divided into two sections and can be accessed through the French doors. The outdoor space is fully block-paved and relatively private, creating a tranquil seating area to relax in. The second section serves as an off-road parking space, accessed via an electric roller shutter door that leads out to a locked entryway – a rare and valuable feature for a terraced property in Hoole.

Situated in one of Chester's most sought-after suburbs, this property enjoys proximity to a diverse range of local amenities, including highly regarded restaurants, independent shops, and artisan boutiques, ensuring convenience right on your doorstep.

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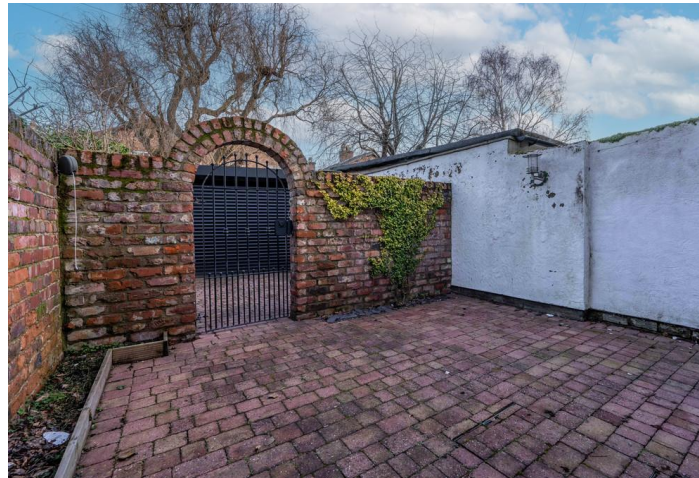
Council Tax:

Band B

Local Authority:

Cheshire West and Chester Council

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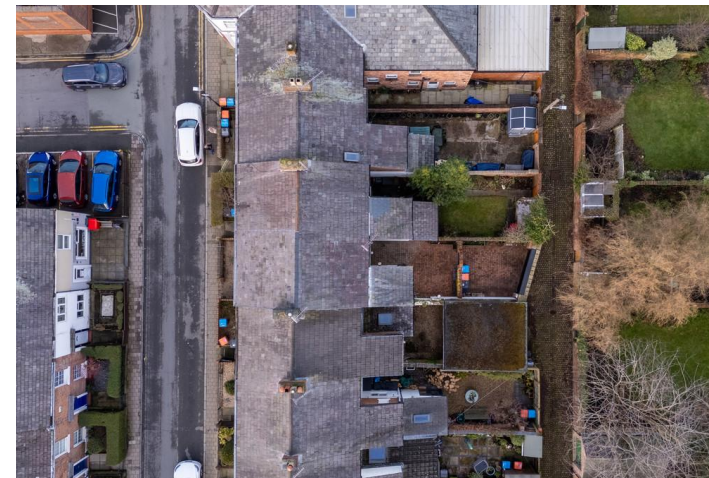
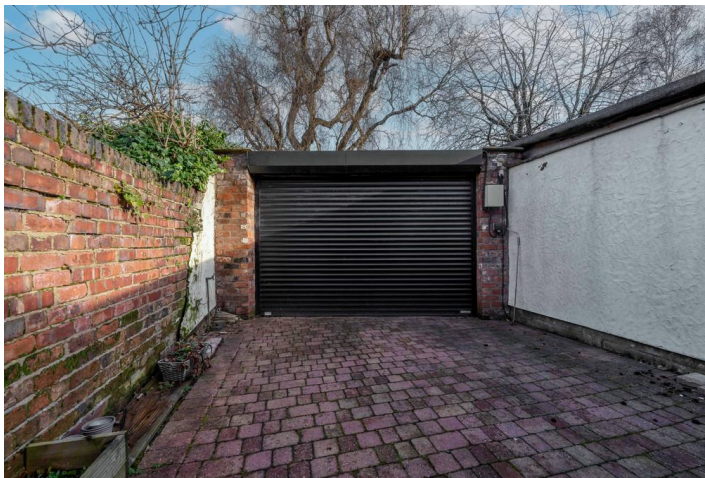
Total Floor Area:

917 sq ft / 85 sq m

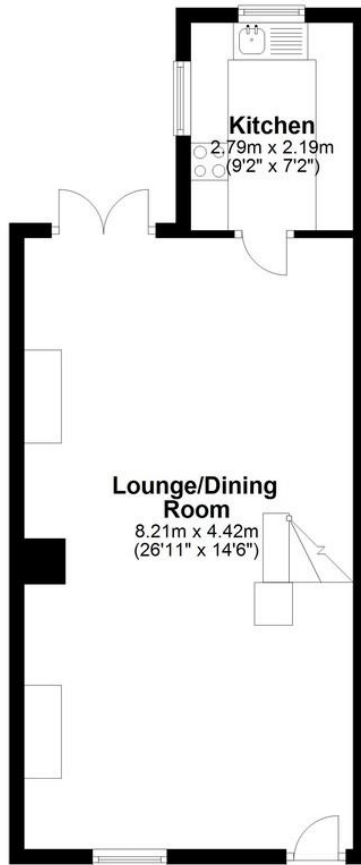
Viewings:

By prior appointment with the agent

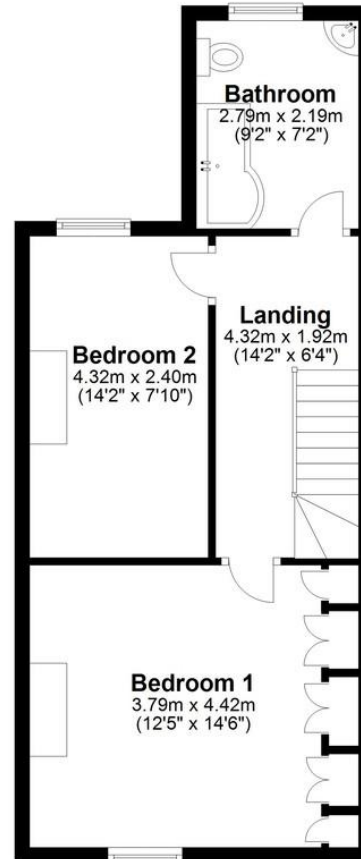
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Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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