



WESTMINSTER ROAD, HOOLE, CHESTER

£325,000

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

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WESTMINSTER ROAD, HOOLE, CHESTER

2
BED

1
BATH

2
RECEPTION

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

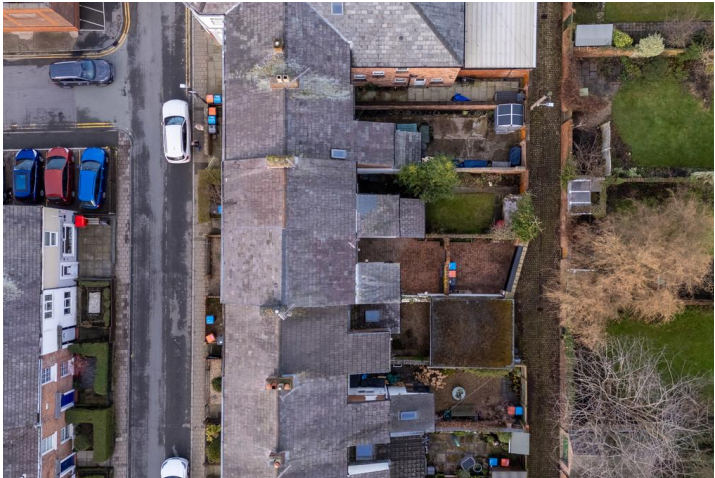
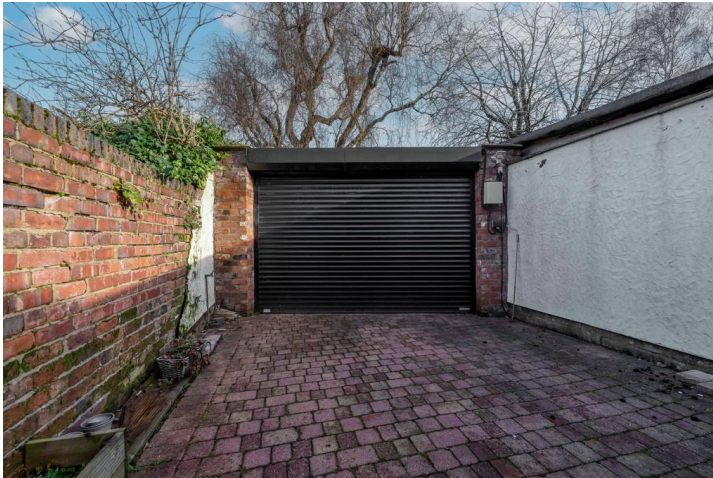
breast, with a perfect central space for a bed. The second bedroom is another well-proportioned double, overlooking the rear courtyard through a tall sash window, and also providing access to the loft. At the rear, a well-appointed three-piece bathroom suite includes a P-shaped bath with a mixer shower 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.

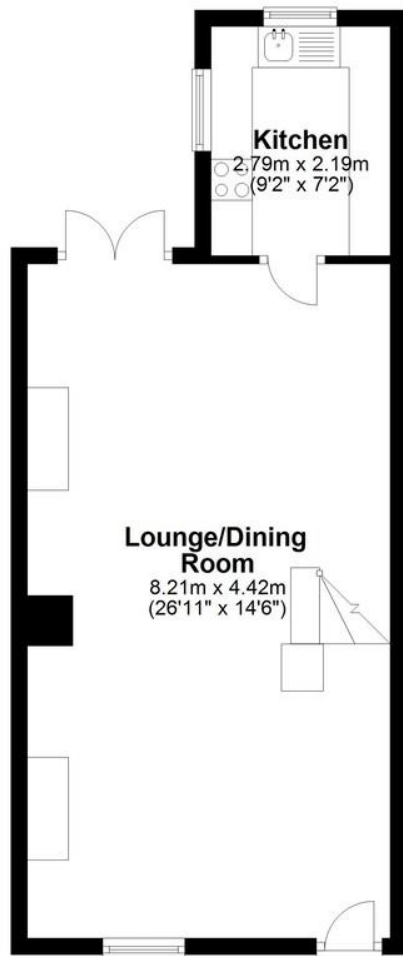
Situated in one of Chester's most sought-after suburbs, this property enjoys proximity to a diverse range of local amenities, including highly regarded restaurants, independent shops, and artisan boutiques, ensuring convenience right on your doorstep.



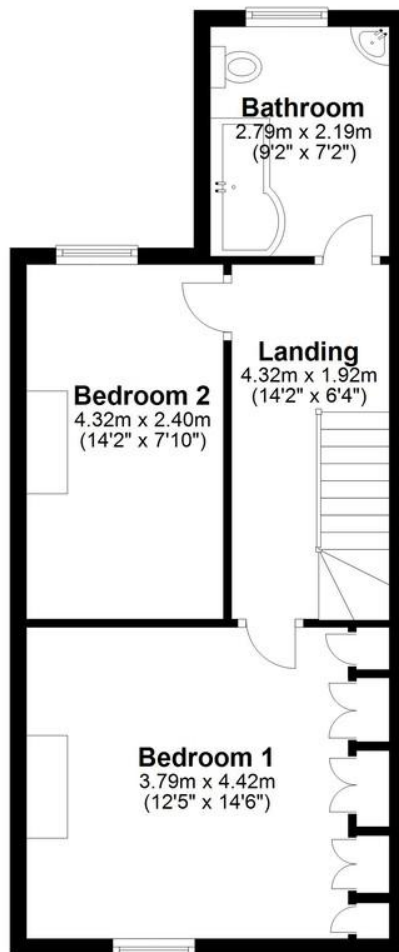




Ground Floor



First Floor



TOTAL FLOOR AREA

917 sq ft / 85 sq m

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.

Prospective buyers are encouraged to verify the measurements independently.

COUNCIL TAX

Band B

LOCAL AUTHORITY

Cheshire West and Chester Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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