



CANADIAN AVENUE, HOOLE

OFFERS IN EXCESS OF £500,000

- DETACHED HOME IN CENTRAL HOOLE
- WRAP AROUND GARDEN
- DRIVEWAY
- THREE DOUBLE BEDROOMS
- ORIGINAL FEATURES
- POTENTIAL TO EXTEND



CANADIAN AVENUE, HOOLE

3
BED

1
BATH

1
RECEPTION

An ideal location with heaps of potential, detached homes are a rarity in central Hoole and this three bedroom home has so much to offer, with original features, off road parking, a wraparound garden as well as potential to extend subject to planning permission.

Nestled behind a mature laurel hedge offering exceptional privacy, 4 Canadian Avenue was originally built on what once served as an orchard for a neighbouring Panton Road residence. Retaining its original footprint, the home has never been extended, making it a blank canvas for those looking to create their dream home. A wooden gate opens onto a paved pathway leading to a vestibule, with a solid timber door welcoming you inside.

Step into the spacious hallway where beautiful parquet flooring flows through to the bright and airy living room. This elegant space boasts high ceilings with ornate coving, large windows to the front and side elevations, and French doors opening out to the garden. A Chesney's log-burning stove provides a cosy focal point, perfect for relaxing evenings.

The newly installed kitchen blends classic style with modern convenience, featuring shaker-style

base and wall units, integrated appliances including a dishwasher, washing machine, oven, gas hob, and even a boiling water tap. A tall larder cupboard is cleverly tucked into the chimney breast, while a designated space for a fridge freezer sits opposite. French doors and a side window flood the space with natural light, and there's room for a dining table, making this a delightful spot for casual dining.

To the right of the hallway is a convenient downstairs WC, while under the stairs an L-shaped cupboard provides ample storage for everyday essentials.

Upstairs, a U-shaped staircase leads to a light-filled landing with a large window. Three well-proportioned double bedrooms offer neutral décor and new flooring. The largest bedroom overlooks the side garden and towards Beech Grove, while the second and third bedrooms enjoy views of the surrounding greenery. A stylish family bathroom serves all three bedrooms, featuring fully tiled walls, a large bath with rainfall shower, floating sink, and WC.

The expansive loft is fully boarded with a pull-down ladder for easy access, offering valuable additional storage space.

Outside, the wraparound garden is a sun-soaked haven, enjoying sunlight from dawn until dusk. With multiple seating areas and plenty of lawn space, it's perfect for entertaining or unwinding. A gated driveway, accessed from Beech Grove, provides parking for several vehicles. The generous plot also offers fantastic potential to extend to the front, side, or rear (subject to planning permission), giving buyers the chance to create a bespoke family home.

Located just a short stroll from Alexandra Park and Hoole's bustling high street, this property offers the best of village living. Hoole is renowned for its award-winning independent shops, cafes, and restaurants, as well as excellent local schools, a doctor's surgery, dentist, and convenience stores. With Chester Railway Station within walking distance, offering direct trains to London Euston in just over two hours, plus easy access to the M53 and A55, this is a prime location for commuters.

This property is a truly unique offering – brimming with character, potential, and perfectly positioned in one of Chester's most desirable suburbs. Don't miss the chance to make this house your forever home.

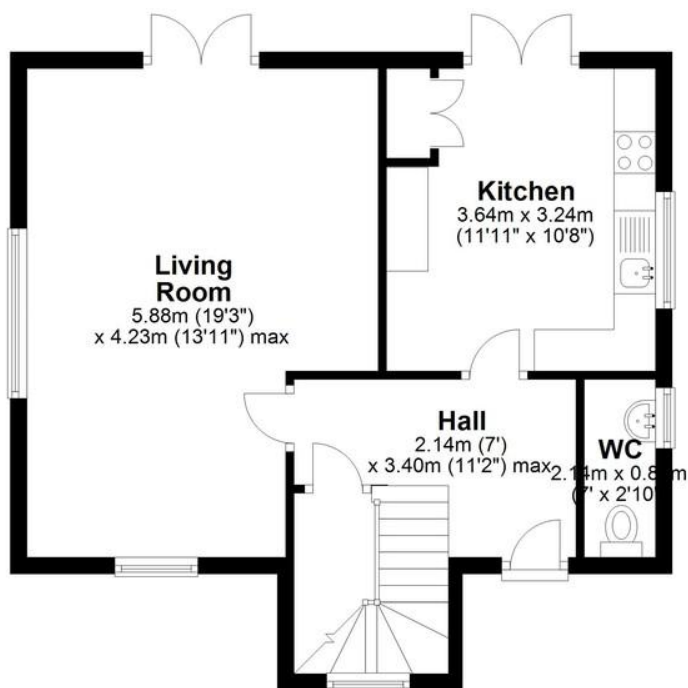








Ground Floor



First Floor



TOTAL FLOOR AREA

1,013 sq ft / 94 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 D

LOCAL AUTHORITY

Cheshire West and Chester
Council

TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Poten
92+	A		
81-91	B		83
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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