



## FAULKNER STREET, HOOLE

£315,000

- STUNNING FULL RENOVATION
- BRIGHT BAY-FRONTED LOUNGE
- STYLISH OPEN-PLAN LIVING
- DOWNSTAIRS WC & UTILITY ROOM
- LOCATION, LOCATION, HOOLE!
- THREE GENEROUS BEDROOMS



# FAULKNER STREET, HOOLE

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BED BATH RECEPTION EPC

Welcome to 114 Faulkner Street, a stunning three-bedroom mid-terrace home that has just undergone a comprehensive renovation to an exceptional standard. Perfectly positioned in the highly sought-after area of Hoole, this stylish property blends period charm with contemporary living, offering the ideal property for anyone seeking a ready-to-move-into home.

The property has been fully renovated throughout, featuring a brand new boiler, full electrical re-wire, damp proof course, all new flooring, and fresh decoration that brings a bright, modern feel to every room. At the heart of the home is a striking midnight blue kitchen, beautifully finished and fully equipped with integrated appliances including a fridge freezer, dishwasher, electric oven, and a five-ring electric hob – a perfect space for cooking and entertaining.

The spacious bay-fronted living room at the front of the house is flooded with natural light and offers a warm, welcoming atmosphere. The separate dining room features stylish tiled flooring and flows seamlessly into the open-plan kitchen. An understairs storage cupboard provides practical space, while the rear porch leads to a downstairs WC, which also conveniently doubles as a

utility room.

Upstairs, you'll find a generous master bedroom with plenty of space for wardrobes and storage. The second bedroom overlooks the rear courtyard and is also a comfortable double. The brand new bathroom has been fitted with a sleek three-piece suite, designed with a contemporary finish. The third bedroom is perfect as a home office, nursery, or dressing room, offering flexibility for modern living.

Externally, the property benefits from on-street parking and a low-maintenance rear yard with a patio area-ideal for enjoying a morning coffee or evening drink outdoors.

Location – Why Hoole?

Regularly voted one of the best places to live in the North West, Hoole is a vibrant, community-focused suburb of Chester known for its independent cafes, artisan shops, bakeries, and gastropubs. It's a perfect blend of village charm and urban convenience. You're just a short walk from Chester city centre, with excellent transport links including Chester Railway Station nearby – making commuting a breeze.

Whether you're looking to upsize, downsize, or find your first home, Faulkner Street offers a rare

opportunity to own a beautifully finished property in one of Chester's most desirable areas.

Viewing is highly recommended – this home won't be on the market for long.

# FAULKNER STREET, HOOLE



**Council Tax Band:** B

**Local Authority:** Cheshire West and Chester Council

**Total Floor Area:** 1,000 sq ft / 93 sq m

**Tenure:** Freehold

**Service Charge (per annum):**

**Ground Rent (per annum):**

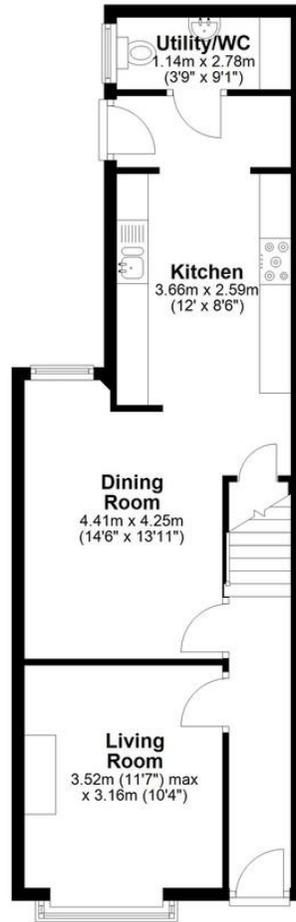
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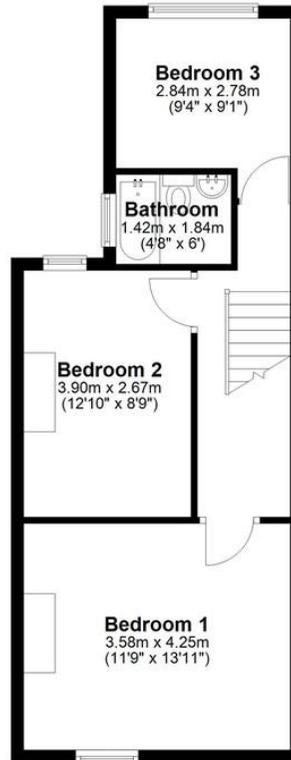
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### Ground Floor



### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

Urban Sale and Let  
19 Charles Street  
Hoole  
Chester  
Cheshire  
CH2 3AY

01244 886 636  
info@urbansaleandlet.co.uk  
www.urbansaleandlet.co.uk

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