



PANTON ROAD, HOOLE, CHESTER

£775,000

- VICTORIAN THREE STOREY RESIDENCE
- FILLED WITH CHARACTER
- FIVE DOUBLE BEDROOMS
- LAWNED REAR GARDEN
- SITUATED IN HOOLE
- THREE RECEPTION ROOMS



PANTON ROAD, HOOLE, CHESTER

5
BED

3
BATH

3
RECEPTION

Step into the charm and elegance of 9 Panton Road, an impressive three-storey end-of-terrace Victorian home situated on one of Hoole's most desirable residential streets. This beautifully maintained property offers the perfect combination of original period features, versatile living spaces, and a highly sought-after location. A rare opportunity for those looking for a characterful family home just moments from the thriving heart of Hoole.

Brimming with timeless appeal, the property showcases a wealth of original features, including ornate cornicing, exquisite Minton tiled flooring, and stained glass windows, all lovingly preserved to retain its Victorian heritage while offering modern comforts.

The property is accessed by a spacious porchway with Tudor style carpentry and stained glass windows that lead into a welcoming entrance hall, adorned with its striking Minton tiled floor, immediately sets the tone for the rest of this impressive home. To the front, the elegant bay-fronted living room features high ceilings, intricate cornicing, and a large window that floods the space with natural light-perfect for relaxing or entertaining. Further down the hallway is an equally generous dining room, offering a warm

and versatile space for family gatherings or formal dining.

At the rear, the well-fitted kitchen overlooks the rear garden and provides ample storage and workspace with a range of fitted appliances. Beyond this, the extended sitting room creates a bright and airy additional living space, with views and access onto the garden-ideal as a family snug, playroom, or tranquil garden room. This room also has a downstairs toilet off it. This home benefits from a large understairs cupboard offering ample storage.

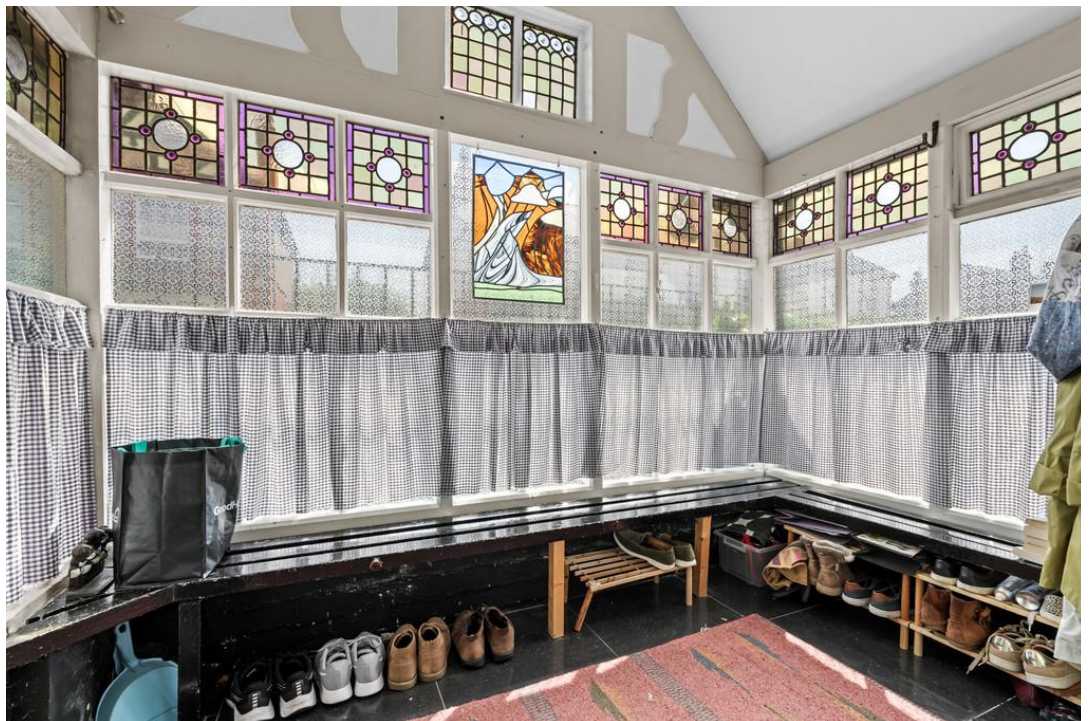
A grand original spindled staircase leads up to the first floor. The spacious master bedroom boasts a luxurious Jack & Jill ensuite bathroom, thoughtfully designed for both privacy and practicality. Two further well-proportioned double bedrooms offer flexibility for family, guests, or home working, complemented by a shower room accessed from the landing.

The top floor is a standout feature, offering remarkable versatility. The front double bedroom enjoys generous proportions, eaves storage, and the charm of two beautiful stained glass windows overlooking Panton Road. The rear double bedroom is equally spacious and enhanced by the

addition of its own kitchenette, offering fantastic potential for multi-generational living, guest accommodation, or an independent space for teenagers or working from home. A third shower room serves the top floor, adding to the convenience and flexibility of this exceptional home.

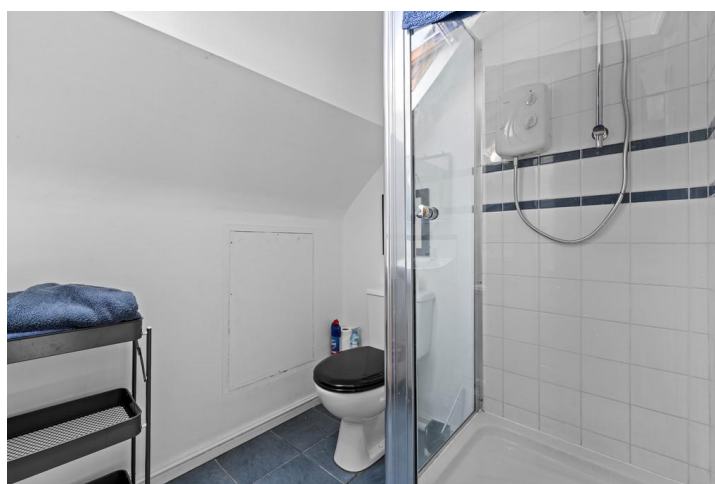
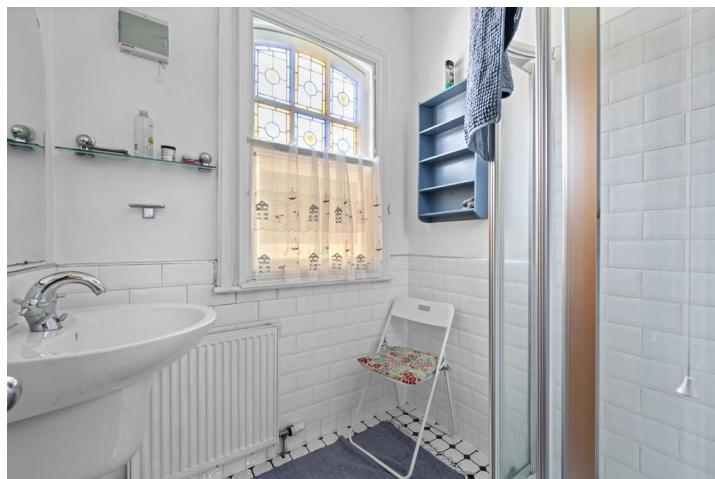
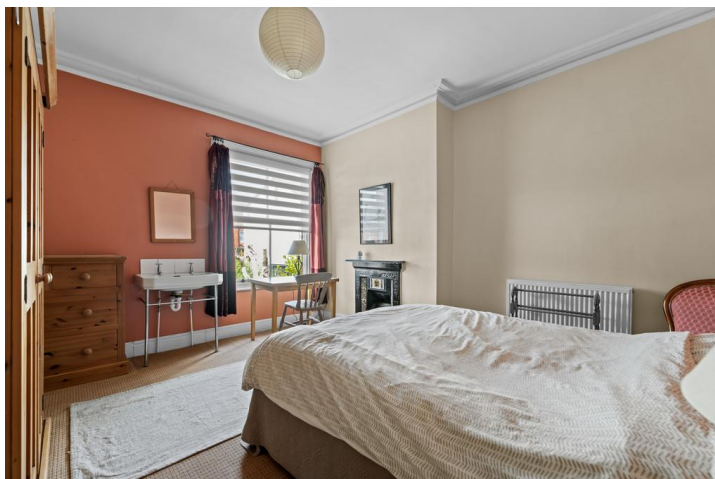
The property enjoys a delightful walled rear garden, designed for both relaxation and entertaining. A paved patio area is perfect for al fresco dining, while the lawned garden, framed by mature planted borders, creates a peaceful green space that feels private and secure-ideal for children, pets, or simply unwinding in the sunshine.

The Lifestyle – Living in Hoole
Often described as a "village within the city", Hoole is one of Chester's most sought-after suburbs, known for its vibrant community, charming character, and outstanding local amenities. Just a short stroll from Panton Road, you'll find a fabulous array of independent shops, award-winning cafes, artisan delis, restaurants, and welcoming pubs. The area is home to well-regarded schools and beautiful green spaces like Alexandra Park, making it particularly popular with families.



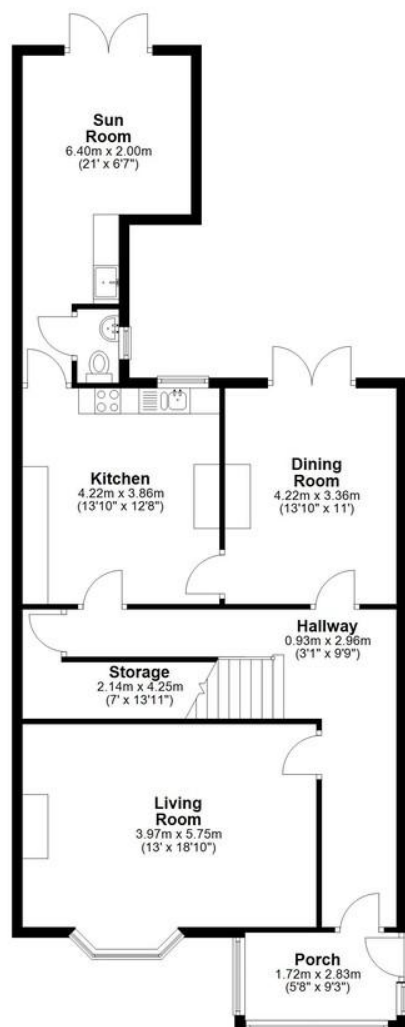




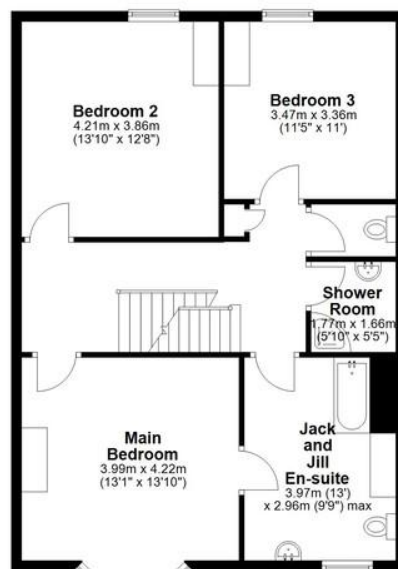




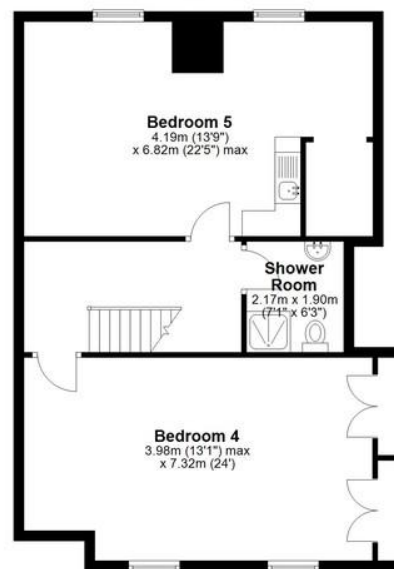
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA

2,670 sq ft / 248 sq m

COUNCIL TAX

Band D

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		
69-80	C		76
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.