



## PRESCOT STREET, HOOLE

£260,000

- SITUATED IN HOOLE
- NO ONWARD CHAIN
- OPEN PLAN RECEPTION ROOMS
- FOUR PIECE BATHROOM
- FITTED WARDROBES
- WELL PRESENTED





# PRESCOT STREET, HOOLE

2  
BED

1  
BATH

2  
RECEPTION

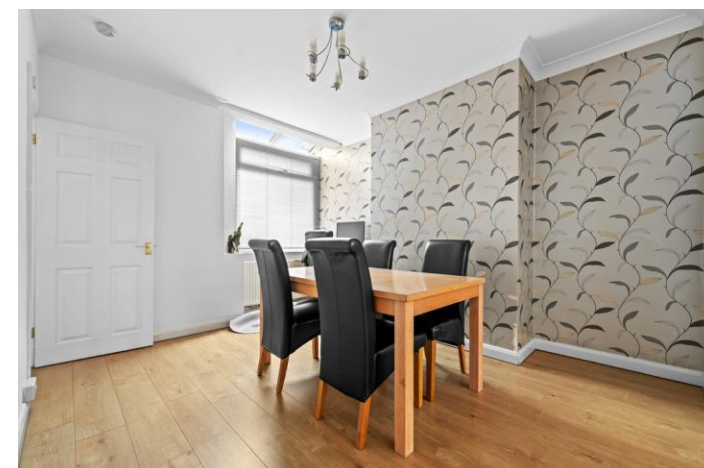
Situated on one of Hoole's most sought-after streets, this beautifully presented two bedroom property offers the perfect blend of character, comfort, and convenience. Just a short stroll from Hoole's award-winning high street, with its vibrant cafés, independent shops, and excellent local amenities, this home is ideal for professionals, first-time buyers, or anyone looking to enjoy life in one of Chester's most desirable addresses.

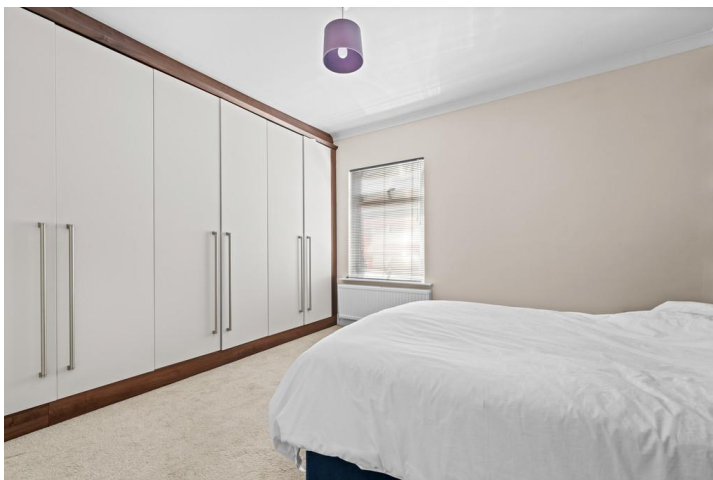
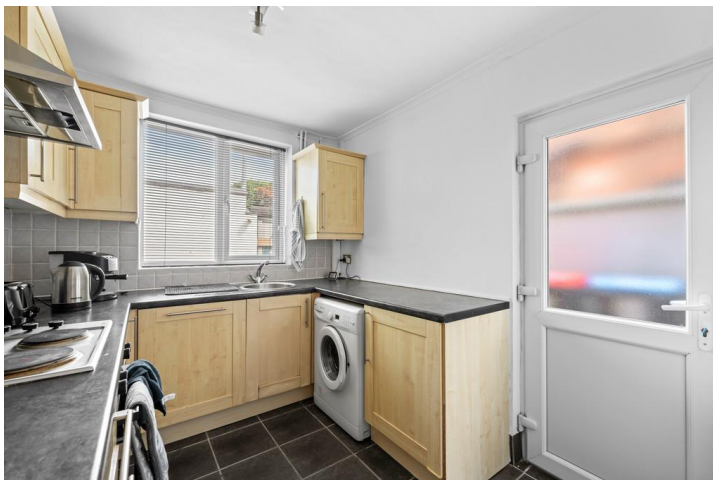
Behind its attractive period façade, the property boasts a warm and inviting interior, with generous living spaces and tasteful finishes throughout. The ground floor offers a light-filled lounge that flows openly into a spacious dining area-ideal for entertaining or relaxing. To the rear is the well-appointed kitchen with direct access to a private rear courtyard. The kitchen has a variety of wall and base units as well as an electric hob and oven, along with spaces for a washing machine and fridge freezer.

Upstairs, you'll find two comfortable bedrooms and a stylish family bathroom. The main bedroom is found to the front and has a range of fitted wardrobes providing plenty of storage. The second bedroom is also a good sized double that overlooks the rear courtyard. The bathroom has a four piece suite, with a corner bath, WC, sink,

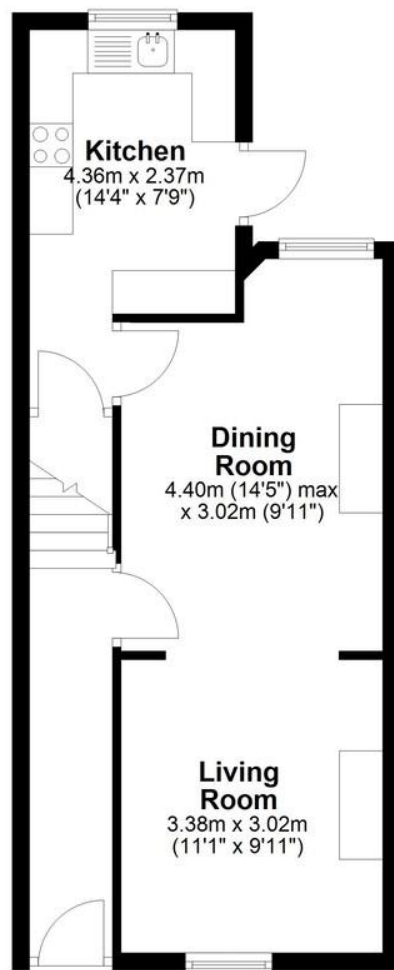
large shower and also a useful storage cupboard.

The property also benefits from gas central heating, double glazing, and a low-maintenance outdoor space perfect for summer evenings or weekend brunches.





### Ground Floor



### First Floor



### TOTAL FLOOR AREA

828 sq ft / 77 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		88
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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