



## CLARE AVENUE, HOOLE

OFFERS IN EXCESS OF £325,000

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- SOUTH-WEST FACING COURTYARD
- OPEN PLAN LIVING SPACE
- SOUGHT AFTER POSITION
- POTENTIAL TO EXTEND

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# CLARE AVENUE, HOOLE

3  
BED

1  
BATH

2  
RECEPTION

A beautifully presented three-bedroom Victorian terrace located in the heart of Hoole-one of Chester's most desirable residential areas. Set on a quiet, street just moments from Hoole's vibrant high street, this charming period home has been thoughtfully updated while retaining many original features, offering a perfect blend of character and comfort.

Step inside to discover a welcoming entrance hall leading to two spacious reception rooms with high ceilings and cornicing. The front reception has original open fireplace in full working order and the second reception room has a wonderful log burning stove. The open plan layout makes the property ideal for entertaining, working from home, or relaxing with family. To the rear, the kitchen is well-equipped, with gas hob, newly installed oven and integrated fridge freezer and opens out to a private south-west facing courtyard garden, which enjoys sunshine from midday through to the evening-perfect for al fresco dining.

Adjoining the kitchen is a brick-built outhouse, offering superb potential to extend the kitchen or create a utility or garden room, subject to the necessary planning permissions. This gives buyers a rare chance to further enhance the home to suit their lifestyle needs.

Upstairs, the properties first floor boasts two generous double bedrooms, the front bedroom overlook Clare Avenue has two fitted wardrobes. The first floor also features a modern, well-appointed three piece family bathroom, including a bath with shower above, WC and sink. The bathroom also benefits from a large airing cupboard. There is a useful study space or dressing area to front of the house which has been thoughtfully configured.

Stairs then lead up to a stylish loft conversion which adds a spacious third bedroom with a Velux window that offers views across Chester and excellent headroom.

Hoole has a vibrant community feel and thriving independent scene. Just a short walk from Clare Avenue, you'll find an array of boutique shops, artisan bakeries, independent cafés, restaurants and traditional pubs. The area has won awards for its village-like atmosphere and is especially popular with young professionals, families and downsizers alike.

Chester city centre is within walking distance, as is Chester railway station, offering excellent transport links to Liverpool, Manchester, and

London. Hoole also benefits from excellent local schools, green spaces such as Alexandra Park, and a calendar full of community events.





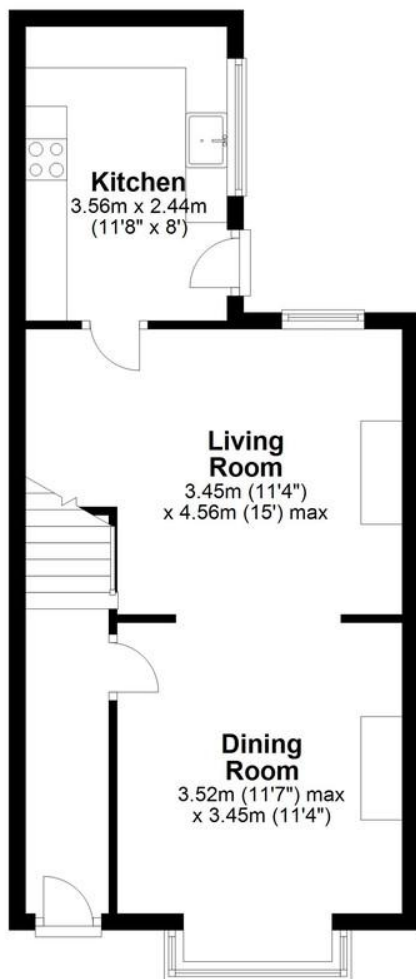








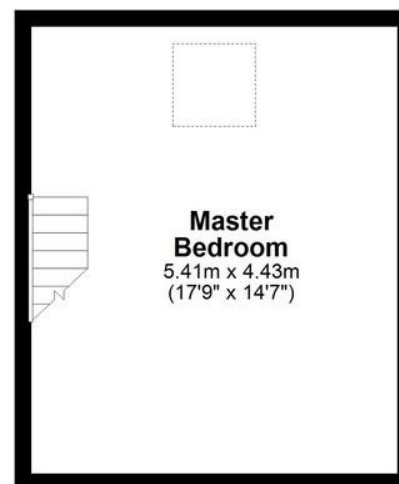
**Ground Floor**



**First Floor**



**Second Floor**



**TOTAL FLOOR AREA**

1,192 sq ft / 111 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		84
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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