



HEWITT STREET, HOOLE

£325,000

- FULLY REFURBISHED PROPERTY
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SOUTH FACING COURTYARD
- LOG BURNING STOVE
- SITUATED IN HOOLE



HEWITT STREET, HOOLE

2
BED

1
BATH

1
RECEPTION

An outstanding mid-terraced property, superbly positioned in the heart of central Hoole, which has just undergone a comprehensive renovation and is offered for sale with no onward chain.

This property has recently undergone a full-scale refurbishment and reconfiguration, resulting in a hugely impressive home that combines modern features with retained original charm and character. The renovation includes a new damp course, full rewire, new central heating system, new windows, full replastering, fresh decoration, and all-new fittings-making this a truly turnkey property.

Stepping through the front door, you are welcomed into an inviting hallway with stairs leading to the first floor. At the front of the property is a bay-fronted living room featuring high ceilings and an abundance of natural light. The highlight of this room is a beautiful log-burning stove, perfect for warming the entire house during the colder months.

The property flows into a stylish kitchen-diner with French doors that open onto the rear courtyard. The kitchen features cream shaker-style base and wall units, perfectly complemented by quartz worktops. Thoughtfully designed for maximum

practicality, it includes deep pan drawers, tall wall units, and integrated appliances: dishwasher, fridge freezer, induction hob, oven, and fan extractor. The understairs area has been cleverly converted into a useful pantry with fitted shelving.

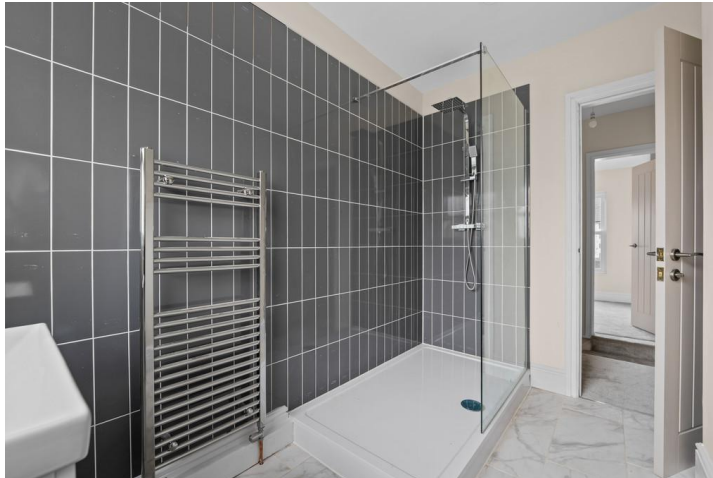
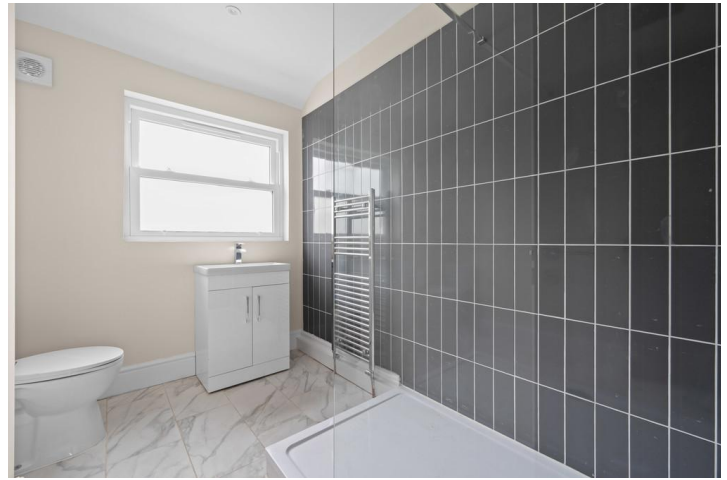
To the rear of the property, you'll find a practical utility space with dedicated areas for a washing machine and dryer, as well as an additional sink and extra worktop space. Completing the ground floor is a convenient downstairs WC with a vanity sink.

Upstairs, the larger of the two double bedrooms is located at the front and spans the full width of the property. It features two UPVC sash windows, allowing for plenty of natural daylight. The second double bedroom overlooks the rear courtyard and also offers generous proportions. A standout feature of this beautiful home is the top-specification bathroom, which includes a large walk-in shower, WC, and vanity sink.

The rear courtyard is a south-facing suntrap, featuring a paved area and a gravelled section-ideal for relaxing or entertaining. A rear gate provides access to an alleyway for bin storage. At the front, a small paved garden adds privacy and ensures the property is set back from the street.

The suburb of Hoole, located just outside Chester city centre, is known for its vibrant community and boasts an array of award-winning independent shops, cafés, bars, and restaurants. Alexandra Park offers a children's play area, open lawns, a bowling green, and tennis courts. The area is also served by a doctor's surgery, dentist, several well-regarded primary schools, and a range of convenience stores. For commuters, there is easy access to the M53 and A55, along with several walking and bus routes into the city centre.





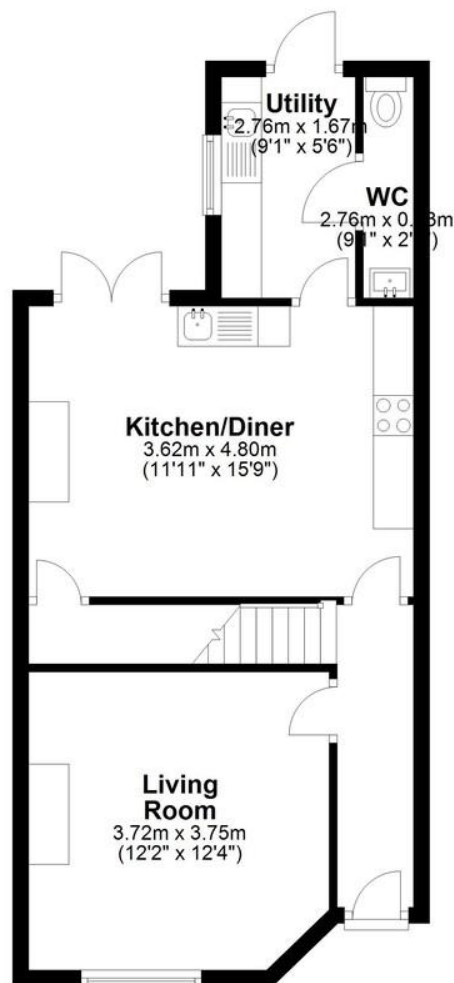


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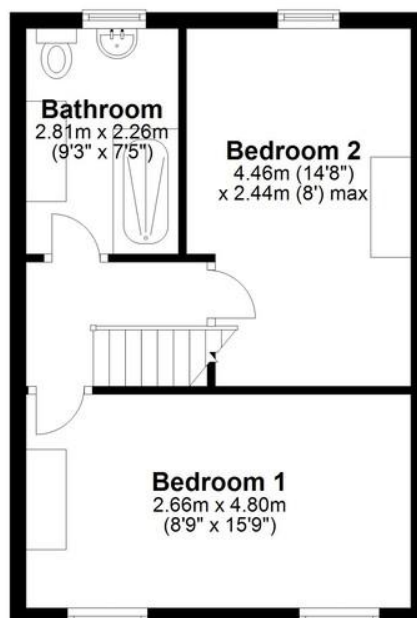
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Ground Floor



First Floor



TOTAL FLOOR AREA

860 sq ft / 80 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	Poten
92+	A		
81-91	B		82
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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