



TOMKINSON STREET, HOOLE, CHESTER

£200,000

- NO ONWARD CHAIN
- PRIME LOCATION, CENTRAL HOOLE
- LARGE MAIN BEDROOM
- LOFT ROOM
- ON STREET PARKING
- DEVELOPMENT POTENTIAL



TOMKINSON STREET, HOOLE, CHESTER

2
BED

1
BATH

1
RECEPTION

Offered to the market with no onward chain, this property presents an opportunity to acquire a home in one of Chester's most sought-after locations, with excellent scope for improvement, modernisation, or reconfiguration to suit a range of needs.

The ground floor currently offers a spacious open-plan living and dining area, benefiting from generous natural light and providing a flexible footprint for re-design. Beyond this, the kitchen is fitted with a range of wall and base units and includes space for a cooker, while still offering plenty of scope for the new owner to design a sleek, contemporary workspace. Positioned just beyond the far kitchen wall, an outhouse with both water and electricity connections presents excellent potential for extending the kitchen. To the rear, a low-maintenance courtyard offers a pleasant outdoor area, complete with a rear gate leading to a shared passageway.

On the first floor, the principal bedroom spans the full width of the property and benefits from a large front-facing window, filling the room with natural light. Directly behind, the second bedroom includes a walk-in wardrobe area, offering the possibility to reconfigure the space. By opening this up and incorporating the landing cupboard, the second bedroom could be significantly enlarged. At the rear of the property there is the

bathroom, which also houses a recently installed combi boiler. From the landing, a staircase rises to a loft room with a Velux window - a versatile area that could be used as a home office, studio, storage, but as yet requires the appropriate building regulation and planning approvals.

This is an excellent opportunity for those seeking a project in a highly desirable setting. The property occupies a prominent position in the heart of Central Hoole, just 100 yards from its vibrant High Street, well known for its mix of award-winning restaurants, independent shops, cafés, and artisan boutiques. The area enjoys a strong community feel, yet remains only a short walk from Chester city centre, offering all the amenities, cultural attractions, and historic charm the city has to offer. Chester railway station is also within easy reach, just a short stroll over Hoole Bridge, providing convenient transport links further afield.

For buyers looking to put their own stamp on a home - or for investors seeking a well-located property with clear potential - this is an opportunity not to be missed.





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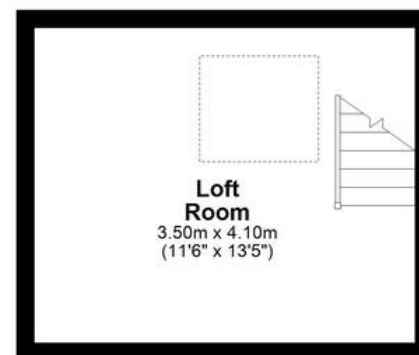
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA 935 sq ft / 87 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		
69-80	C		
55-68	D	61 D	70
39-54	E		
21-38	F		
1-20	G		

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