



SEFTON ROAD, HOOLE, CHESTER

£375,000

- NO ONWARD CHAIN
- SOUTH FACING GARDEN
- POTENTIAL TO EXTEND OR IMPROVE
- OFF ROAD PARKING
- ORIGINAL FEATURES
- 1930S SEMI DETACHED HOME



SEFTON ROAD, HOOLE, CHESTER

3
BED

1
BATH

2
RECEPTION

This traditional three-bedroom semi-detached home is situated within a pleasant position on the sought-after road of Sefton Road, with a south facing garden and offers tremendous potential for its new owner to put their own stamp on the property. Offered for sale with no onward chain.

Turning to the internal space, you are greeted with a hallway with a staircase rising to the first floor and internal doors leading into the living accommodation. There is also a WC situated just off the hallway cleverly installed underneath the staircase, comprising of a dual flush WC and white hand basin. The spacious lounge to the front features a walk-in box bay window, whilst the character has been retained with picture rails and coved ceiling. The dining room enjoys a lovely aspect over the rear garden and is flooded with natural light. The kitchen is fitted with an arrangement of wall and base units, providing ample storage space. There is an inset sink, space for appliances and tiled walls, with a doorway leading into the separate utility area with further kitchen cupboard.

To the first floor there is a landing area with a window to the side elevation, with original doors opening into the three bedrooms and family bathroom. The master bedroom offers a great

amount of fitted storage. Bedroom two is another well proportioned double bedroom overlooking the garden and the third bedroom off flexibility for a variety of uses. The family bathroom has windows on two elevations and comprises of a three piece white suite with fully tiled walls, there is also a built in cupboard that houses the combi boiler.

Externally, a long driveway provides ample off-road parking and leads to the detached garage. The front garden is enclosed with both a low-level brick wall and hedgerow, with established borders. Pedestrian access off the drive leads into the fabulous rear garden which can only be described as an oasis! The private garden enjoys a paved patio seating area, along with well stocked borders planted with mature shrubs, plus a well maintained lawn. Hardstanding can be found at the rear of the garden with a timber summer house.

Hoole has fast become one of the most sought-after suburbs of Chester and whilst Sefton Road is tucked away it is just a short walk from the award-winning restaurants, bars and boutique shops. This property really is a must see for all who can appreciate a fantastic location, along with a great house!

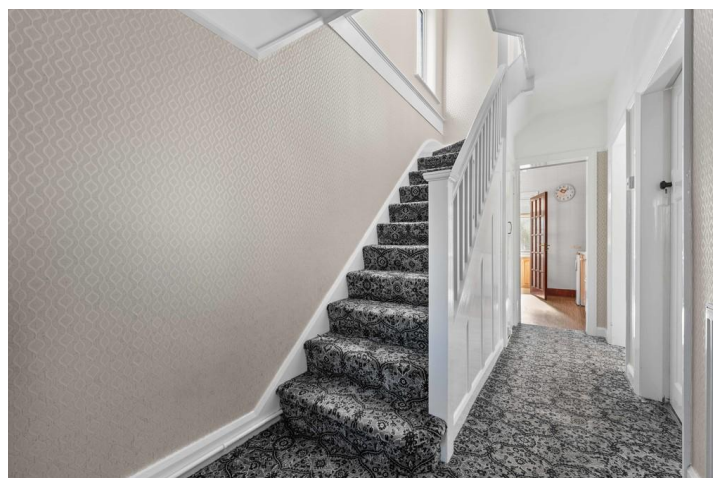




urbansale&let
property sales and letting

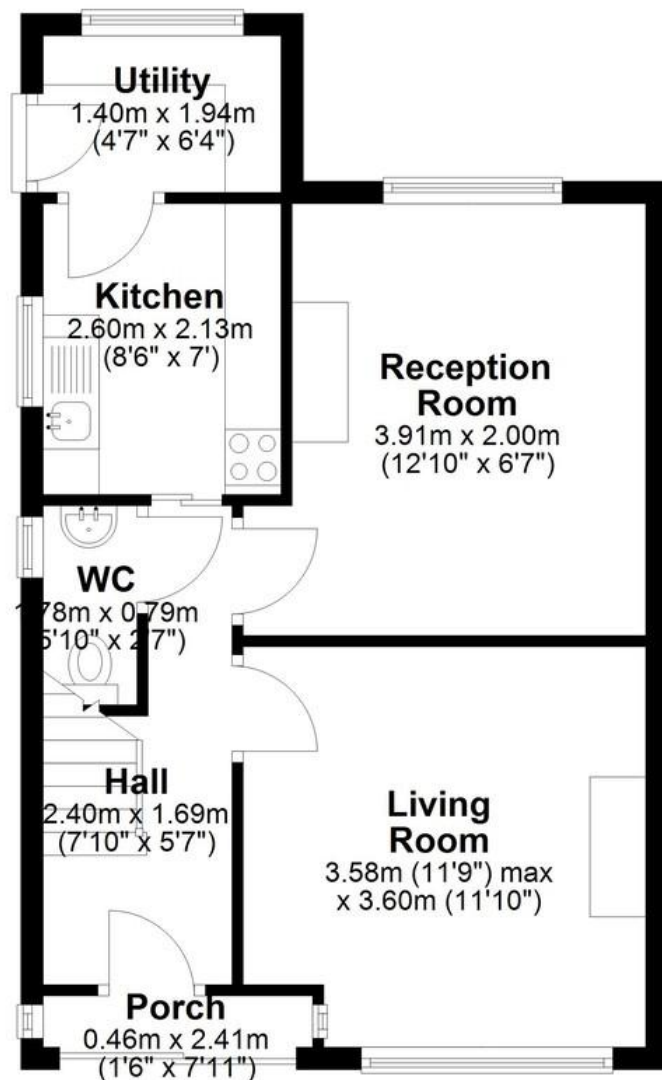


Need to sell first?
Book a free valuation
01244 886 636

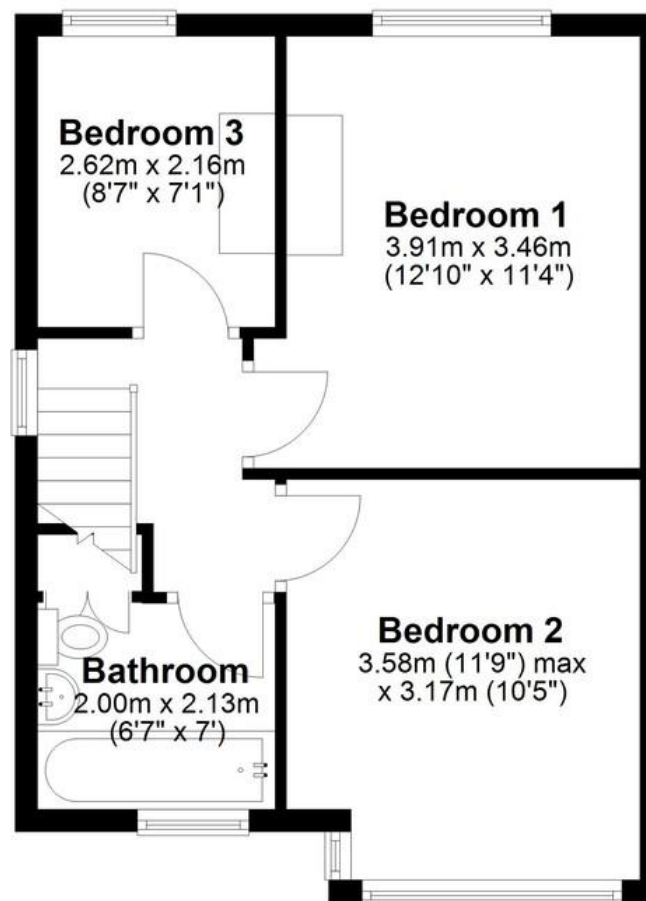




Ground Floor



First Floor



TOTAL FLOOR AREA 892 sq ft / 83 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 C

LOCAL AUTHORITY
Cheshire West and Chester
Council

TENURE
Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC

Score	Energy rating	Current	Pote
92+	A		
81-91	B		83
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE CONTACT INFO

Urban Sale and Let
19 Charles Street
Hoole
Chester
Cheshire
CH2 3AY

01244 886 636
info@urbansaleandlet.co.uk
www.urbansaleandlet.co.uk