



- AVAILABLE MID FEBRUARY
- CONVERTED LOFT SPACE
- THREE PIECE BATHROOM

- OPEN PLAN LOUNGE/DINING ROOM
- SOUGHT AFTER LOCATION
- MASTER BEDROOM WITH BUILT-IN STORAGE

# TOMKINSON STREET, CHESTER

2  
BED 1  
BATH 2  
RECEPTION

This well-presented two-bedroom terraced home is ideally located in the popular area of Hoole. The property offers two spacious double bedrooms, both benefiting from built-in storage, along with a modern three-piece family bathroom.

To the ground floor, the property features a bright and airy open-plan lounge and dining area, creating an excellent space for both relaxing and entertaining. This flows seamlessly into the contemporary fitted kitchen, which provides access to a private patio area to the rear - perfect for outdoor seating.

Additionally, the property benefits from a converted loft space, offering versatile accommodation ideal for use as a home office, hobby room or additional storage. With its desirable location and well-balanced layout, this home is ideal for professionals or couples seeking comfortable living close to local amenities and transport links. At the rear of the property, you'll find a charming patio area along with a brick storage shed. Nestled in the desirable area of Hoole, this property benefits from its quiet surroundings and close proximity to local amenities. With easy access to shops, restaurants, and transport links, residents can enjoy the best that this vibrant area has to offer.

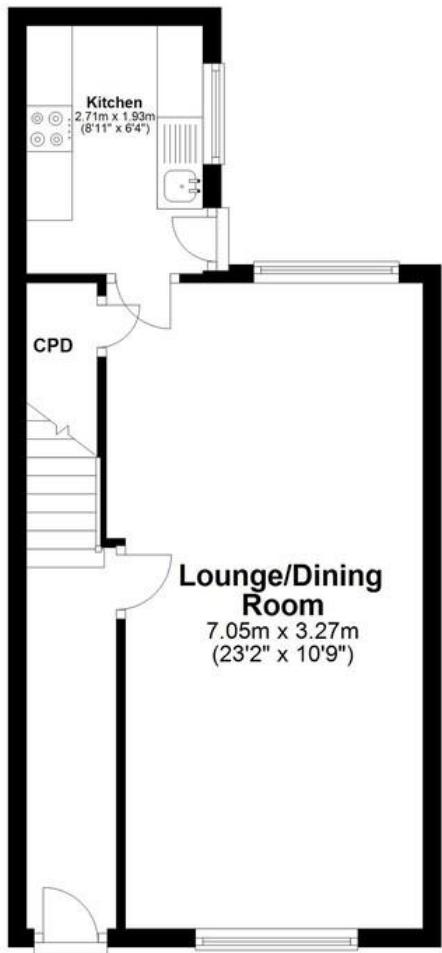
Unfortunately this property does not allow smoking or pets. EPC rating D, Council tax band B.





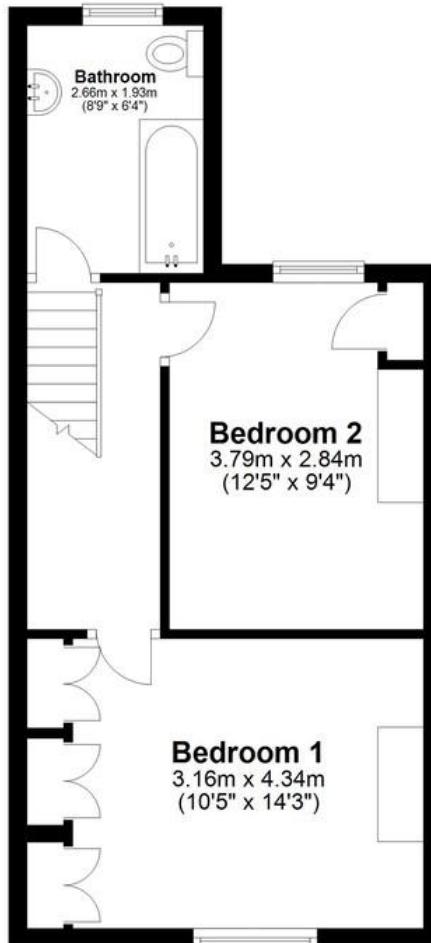
**Ground Floor**

Approx. 36.1 sq. metres (388.1 sq. feet)



**First Floor**

Approx. 36.1 sq. metres (388.9 sq. feet)



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

**TOTAL FLOOR AREA** /

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.

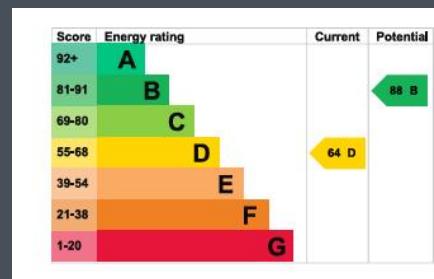
**AVAILABLE FROM**

Available Now

**DEPOSIT**  
£1,326.92

**FURNISH**  
Part Furnished

**EPC**



**OFFICE CONTACT INFO**

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