



**WESTMINSTER ROAD, HOOLE, CHESTER**

**£285,000**

- NO ONWARD CHAIN
- PERIOD FEATURES
- POTENTIAL TO EXTEND OR IMPROVE
- SITUATED IN HOOLE
- PRIVATE REAR COURTYARD
- SPACIOUS LIVING ACCOMMODATION





# WESTMINSTER ROAD, HOOLE, CHESTER

2  
BED

1  
BATH

2  
RECEPTION

A stained-glass front door opens into a welcoming entrance hall, immediately showcasing the home's period charm with a striking Minton tiled floor. To the front of the property is a bright and elegant living room, featuring a cast iron fireplace, ceiling coving and a large window overlooking the front garden, creating a warm and inviting space.

To the rear is a versatile second reception room or dining room, ideal for entertaining or family living, complete with a quarry tiled floor and ample space for a dining table. This leads through to the kitchen, which is fitted with a gas hob, electric oven, and provides spaces for a dishwasher and fridge. Beyond the kitchen is a separate utility room offering additional practicality with space for both a washing machine and dryer.

Stairs rise to the first floor where the main bedroom is positioned at the front of the house. This is a particularly generous double room, retaining original floorboards and another cast iron fireplace, adding to the home's period appeal. The second bedroom is also a good-sized double, making the property well suited to couples, small families or those needing home office space.

The first floor further benefits from both a separate shower room and a bathroom, offering

flexibility and convenience rarely found in properties of this style.

Externally, the property enjoys a private rear yard, featuring two brick-built storage buildings providing excellent additional storage. A raised decked seating area creates a pleasant outdoor space, ideal for relaxing or entertaining.

Westminster Road is one of Hoole's most convenient and desirable locations, situated only a short walk from the Hoole playing fields and Alexandra Park. The excellent and renowned facilities in Hoole are on this property's doorstep, with the many restaurants, public houses, greengrocers, butchers, fishmongers, and independent shops and hairdressers less than a minute's walk away. The property is also only a couple of minutes' drive from the historic city centre, railway station and national motorway network.







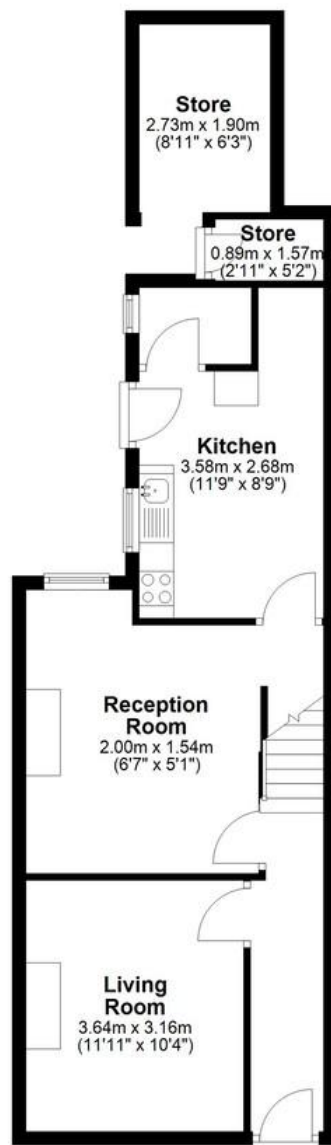
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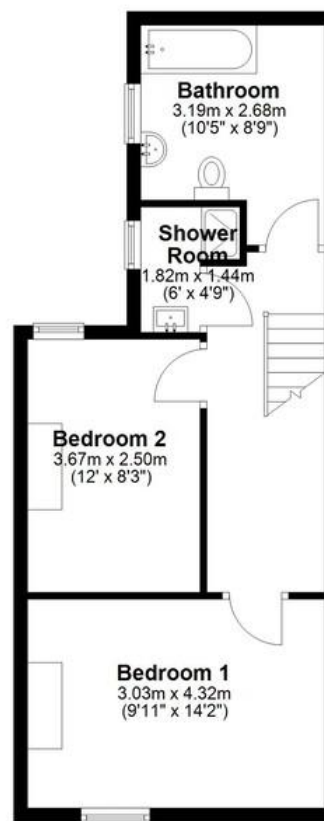




### Ground Floor



### First Floor



**TOTAL FLOOR AREA 1,013 sq ft / 94 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		83
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### OFFICE CONTACT INFO

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