



For Sale

£199,995



- Set Back from Hoole Lane
- Mature Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Ideal for First Time Buyer

- Fitted Kitchen
- Downstairs Shower Room
- Enclosed Yard to Rear
- Popular Location
- Excellent Buy to Let

Hoole Lane
Hoole, CH2 3EG

Property Description

Set back from Hoole Lane stands this two bedroom mature mid terraced property which offers the full benefits of gas fired central heating, double glazing, fitted kitchen, downstairs shower room, two separate reception rooms. The property would make an ideal first time purchase or buy to let and in the agents opinion this is a property that will not be on the market for long because of location and price.

Location

Hoole Lane is a popular and convenient location to live being very accessible to the centre of Hoole which offers a good selection of shops, restaurants, bars and schooling but also within a stone's throw away from Waitrose and the historical City of Chester. The property is ideal for the busy commuter being close to all the major road networks which lead to all the different Towns and Cities.



Entrance Hall

Composite entrance door with double glazed window above, vinyl floor covering, double glazed window to the front elevation, central heating radiator, wall mounted gas fire set on tiled hearth.

Lounge: 11.94' x 11.94' (3.64m x 3.64m)

Measured into recess. Composite entrance door with double glazed window above, vinyl floor covering, double glazed window to the front elevation, central heating radiator, wall mounted gas fire set on tiled hearth.

Dining Room: 11.91' x 10.04' (3.63m x 3.06m)

Measured into recess. Central heating radiator, stairs to the first floor, double glazed window to the rear elevation, vinyl floor covering, timber surround incorporating fitted gas fire.

Kitchen: 11.32' x 6.23' (3.45m x 1.90m)

Fitted kitchen comprising of a range of eye level and base units incorporating stainless steel drainer sink unit, cooker point, plumbing for washing machine, part tiled to walls, double glazed window to the side elevation.

Inner Vestibule

Composite door leading to the rear yard.

Shower Room

Fully tiled shower cubicle incorporating fitted shower with sliding door, wash hand basin with tiled splashback and lever taps, low level w.c, vinyl floor covering.

Landing

Bedroom 1: 11.98' x 12.01' (3.65m x 3.66m)

Measured into recess. Double glazed window to the front elevation, central heating radiator.

Bedroom 2: 11.94' x 10.10' (3.64m x 3.08m)

Measured into recess. Double glazed window to the rear elevation, central heating radiator.

Externally

To the front of the property there is a decorative gravel section with steps leading to the front entrance. There is an enclosed yard to the rear.

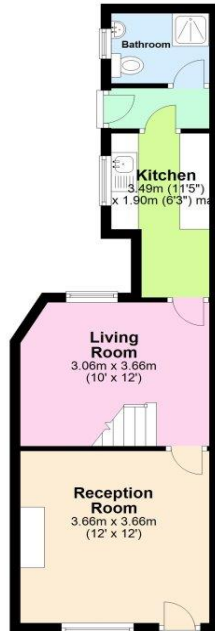
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Ground Floor



First Floor



Total area: approx. 60.2 sq. metres (648.2 sq. feet)
125 Hoole Lane, Chester

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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