



For Sale

£199,995



- Mature End Terraced Home
- Two Bedrooms
- Popular & Vibrant Location
- Gas Central Heating
- Enclosed Courtyard

- Double Glazing
- Excellent First Time Buyer Home
- Good Buy to Let Opportunity
- NO CHAIN INVOLVED
- Close To Railway Station

**Phillip Street  
Hoole, CH2 3BY**

# Property Description

Ashton and Grosvenor Independent Estate Agents would like to introduce to the market place this two double bedroom mature end terraced home occupying a most convenient and popular location. The property would make an ideal buy to let investment or first time buyer home offering the full benefits of gas fired central heating, double glazing, fitted kitchen, fitted bathroom suite to the first floor and externally there is an enclosed yard. **NO ONWARD CHAIN INVOLVED, EARLY INSPECTION IS STRONGLY RECOMMENDED TO AVOID DISAPPOINTMENT.**

## Location

Hoole is a vibrant and popular location to live offering a good selection of shops, wine bars/public houses, restaurants, schooling but is also within easy reach of the Chester railway station and the historical City of Chester. Also, the property occupies a great position for the busy commuter being very accessible to the motorway.





## **Entrance Hall**

Partly glazed timber panelled entrance door with window above, stairs leading to the first-floor accommodation.

**Lounge:** 15.39' x 11.02' (4.69m x 3.36m)

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

**Dining Room:** 11.06' x 8.04' (3.37m x 2.45m)

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

**Kitchen:** 16.93' x 6.43' (5.16m x 1.96m)

Measured maximum into width and length plus recess to understairs store cupboard. Fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit, gas cooker point, plumbing for washing machine and dishwasher, cushioned floor covering, central heating radiator, two double glazed windows to the side elevation, wall mounted Worcester central heating boiler, upvc door to the rear yard, understairs store area.

## **Landing**

Access to loft with ladder attachment and light, central heating radiator.

**Bedroom One:** 14.17' x 10.70' (4.32m x 3.26m)

Measured maximum into width and length plus recesses. Double glazed window to the front elevation, central heating radiator.

**Bedroom Two:** 12.63' x 8.83' (3.85m x 2.69m)

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

## **Externally**

There is an enclosed yard to the rear with timber door for access.

## **Disclaimer.**

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## **Thinking of Selling**

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Certificate Number :

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92+	A		
81-91	B		82
69-80	C		
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

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