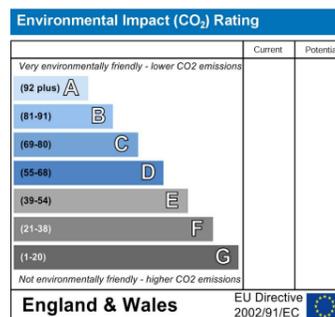
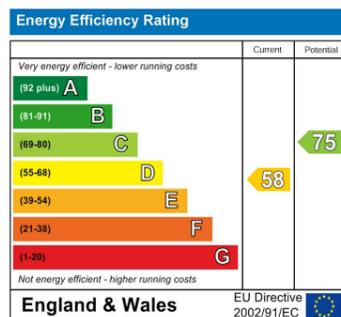
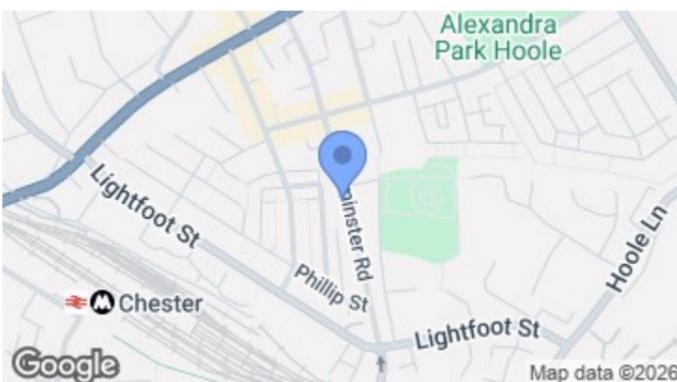


87 Westminster Road, Hoole, Chester, CH2 3AR



Cavendish

ESTATE AGENTS

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87 Westminster Road
Hoole, Chester,
CH2 3AR

Price
£200,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* TERRACED HOUSE * NO ONWARD CHAIN. A two bedroom terrace house conveniently situated along Westminster Road in the ever popular suburb of Hoole. The accommodation briefly comprises: living room with feature 'living flame' coal-effect gas fire, fitted kitchen, rear hallway with plumbing for washing machine, downstairs bathroom, first floor landing, bedroom one with window overlooking the front and bedroom two with window overlooking the rear. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally, there is on street parking available along Westminster Road. To the rear, there is a walled courtyard style garden. There is no onward chain involved in the sale of this property.



LOCATION

Hoole is a suburb in the East of Chester and is now considered one of the most popular and sought after areas of the city. The main shopping streets are Faulkner Street and Charles Street which include a local pharmacy, dry cleaners, post office, butchers, fruit and veg shop, fishmongers, Sainsbury's local, bakery, together with a variety of cafe bars, restaurants and public houses. There is also a recently opened Coop Food. Open spaces in Hoole include Alexandra Park which provides tennis courts, bowling greens and a children's play area and the Coronation playing fields.

THE ACCOMMODATION COMPRISES:**LIVING ROOM**

3.96m x 3.66m (13' x 12')



Composite double glazed entrance door with arched double glazed window light above, UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, laminate wood strip flooring, chimney breast with fireplace surround and decorative cast-iron insert housing a 'living flame' coal-effect gas fire with tiled hearth and built-in cupboard to recess housing the gas meter and electric consumer board. Door to kitchen.

KITCHEN

3.96m x 3.05m (13' x 10')



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Single bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas, space for electric cooker, plumbing and space for dishwasher, single radiator with thermostat, ceiling light point, smoke alarm, tiled floor, extractor, UPVC double glazed window to rear, and turned staircase to the first floor. Door to rear hall.

REAR HALL

1.73m x 1.04m overall (5'8" x 3'5" overall)

Ceiling light point, plumbing for washing machine, fitted shelving, tiled floor, and UPVC double glazed door to outside. Door to bathroom.

BATHROOM

1.93m x 1.75m (6'4" x 5'9")



White suite comprising: panelled bath with

wall mounted mixer shower, shower curtain and rail; low level WC; and corner wash hand basin. Ceiling light point, extractor, tiled floor, single radiator with thermostat, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING

Ceiling light point, access to loft space, and smoke alarm. Doors to bedroom one and bedroom two.

BEDROOM ONE

3.99m x 3.68m (13'1" x 12'1")



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, and exposed wooden floorboards.

BEDROOM TWO

3.07m x 3.07m (10'1" x 10'1")



UPVC double glazed window overlooking the rear, single radiator with thermostat, ceiling light point, built-in over stairs storage cupboard housing a Worcester

24SI II combination central heating boiler, exposed wooden floorboards, and fitted shelving to chimney recess.

DIRECTIONS

From Chester City Centre proceed out towards The Bars at Boughton and at the Boughton Health Centre turn left into Hoole Lane. Follow the road over the bridge and at the mini-roundabout proceed straight across. The property will then be found after some distance on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Cheshire West & Chester Council.

AGENT'S NOTES

* There is no onward chain involved in the sale of this property.
* Services - we understand that mains gas, electricity, water and drainage are connected.
* We are advised that the flat roof was replaced in September 2021 and the main roof was replaced in March 2023 (the chimney was also repointed at the same time).

OUTSIDE FRONT

There is on street parking available along Westminster Road.

OUTSIDE REAR

To the rear there is a paved courtyard style garden with raised borders being enclosed by walling. Pedestrian access is available to the rear. Outside water tap, and outside light.

***ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are

required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW