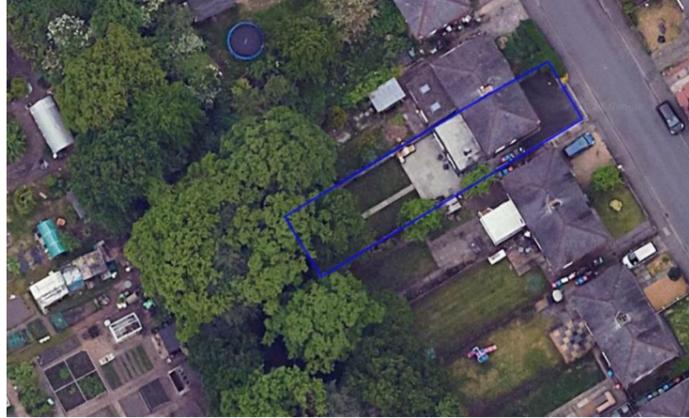




## LOCATION



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. Hoole is approximately a 15 minute walk from Pine Grove and Chester City Centre is approximately a 30 minute walk from Pine Grove.

## THE ACCOMMODATION COMPRISES:

## ENTRANCE HALL



Composite entrance door with double glazed insert, single radiator with thermostat, uPVC double glazed window with shutters, mains connected smoke alarm, ceiling light point, hanging for cloaks, vinyl wood-effect flooring and oak and contemporary oak and glass staircase to the first floor with built-in understairs storage cupboard. Doors to the living room and bathroom.

## LIVING ROOM

4.55m x 3.61m (14'11" x 11'10")



Chimney breast with recessed decorative fireplace and provision for wall mounted flat screen television, built-in cupboards and display shelving to each recess, ceiling light point, single radiator with thermostat and vinyl wood-effect flooring. Opening to kitchen/dining area.

along the dual carriageway until reaching the Fountains roundabout and proceed straight across, passing the Northgate Arena Leisure Centre on the left hand side. At the next roundabout take the first exit towards Hoole and continue over the Hoole Bridge and along Hoole Road. Follow Hoole Road, past the All Saints Parish Church and The Dene Hotel, and at Alexandra Park turn right into Canadian Avenue. At the mini-roundabout turn left into Hoole Lane. Follow Hoole Lane and take the turning left into Pine Grove, the property will then be found just a short distance on the left-hand side.

#### TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

#### COUNCIL TAX

\* Council Tax Band B - Cheshire West and Chester.

#### AGENT'S NOTES

\* Services - we understand that mains gas, electricity, water and drainage are connected.

\* Low maintenance uPVC fascia boards and soffits have been fitted.

\* We are advised that the woodland to the rear is protected and beyond the trees there are allotments.

\* The property has been decorated internally throughout (2024/2025).

\* New extractors have been fitted in the kitchen, bathroom and en-suite shower room.

\* A contemporary oak and glass staircase has been installed recently.

\* The loft area has been mostly boarded, there is a light point, and loft ladders have been fitted.

#### ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government

requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### 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.

#### EXTRA SERVICES

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.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

#### VIEWING

By appointment through the Agents Chester Office 01244 404040

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

PS/SC



#### KITCHEN/DINING AREA

5.26m x 3.40m (17'3" x 11'2")



Open plan kitchen/dining area.

#### KITCHEN



Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with laminated wood-effect worktops incorporating a small breakfast bar. Inset one and a half bowl ceramic sink unit and drainer with extendable chrome mixer tap. Space for freestanding range style cooker with extractor above, space for American-style fridge freezer, and integrated dishwasher. Wall tiling to work surface areas, vinyl wood-effect flooring, single radiator with thermostat, recessed LED ceiling spotlights, extractor, uPVC double glazed window overlooking the rear garden, and uPVC double glazed door to outside. Opening to utility room.

#### DINING AREA



UPVC double glazed French doors with full height double glazed windows to each side to the rear garden, single radiator with thermostat, vinyl wood-effect flooring, recessed ceiling spotlights and ample space for dining table and chairs.

#### UTILITY ROOM

2.74m x 1.65m (9' x 5'5")



Fitted with a range of matching units incorporating a double base cupboard with laminated wood-effect worktop and wall cupboard housing a Worcester Greenstar 24i Junior combination condensing gas fired central heating boiler. Wall cupboard housing electric meter and electrical consumer board, plumbing and space for washing machine, single radiator with thermostat, vinyl wood-effect flooring, extractor, and uPVC double glazed window to side. Doors to the built-in pantry and understairs storage cupboard.

#### BUILT-IN PANTRY

1.12m x 0.74m (3'8" x 2'5")

With fitted shelving, and vinyl wood-effect flooring.

#### UNDERSTAIRS STORAGE CUPBOARD

1.09m x 0.79m (3'7" x 2'7")

uPVC double glazed window to side, and vinyl wood-effect flooring.

**BATHROOM**

2.39m x 1.45m (7'10" x 4'9")



Well appointed bathroom comprising: a double ended bath with mixer tap; low-level dual flush WC; and vanity unit with circular wash hand basin, chrome mixer tap and storage drawer beneath. Ladder style towel radiator, decorative tiled floor, wall tiling to bath area, recessed LED ceiling spotlights, extractor, electric shaver point and uPVC double glazed window with obscured glass.

**FIRST FLOOR LANDING**

Ceiling light point, mains connected smoke alarm, access to loft space and uPVC double glazed window to side. Doors to bedroom 1, bedroom 2, and bedroom 3.

**BEDROOM 1**

3.33m x 2.79m (10'11" x 9'2")



uPVC double glazed window with shutters overlooking the front, ceiling light point, single radiator and built-in wardrobe with hanging rail and shelf. Door to En-suite shower room.

**EN-SUITE SHOWER ROOM**

2.74m x 1.17m (9' x 3'10")



Modern white suite comprising: tiled shower enclosure with mixer shower, canopy style rain shower head, extendable shower attachment and glazed shower screen; vanity unit with mixer tap, tiled splashback and storage cupboard beneath; and low level dual-flush WC. Part-wooden panelled walls to dado rail height, extractor, decorative tiled floor, electric shaver point, ladder style towel radiator and ceiling light point.

**BEDROOM 2**

3.33m x 2.74m (10'11" x 9')



uPVC double glazed window overlooking the rear, ceiling light point, two wall light points and single radiator, part-wooden panelled effect wall and chimney breast with decorative cast-iron fireplace.

**BEDROOM 3**

2.54m x 2.29m (8'4" x 7'6")



uPVC double glazed window overlooking the rear, ceiling light point and single radiator with thermostat.

**OUTSIDE FRONT**

To the front of the property there is a tarmac driveway with brick edging, wooden fencing and hedge. A gated pathway at the side provides access to the rear garden. Outside water tap and outside lantern style light to side.

**OUTSIDE REAR**

To the rear there is a generous size garden with a large Indian stone flag terrace and lawn with stocked borders being enclosed by concrete sectional wooden panelled fencing. The garden enjoys a good degree of privacy and enjoys a south-westerly aspect.

**DIRECTIONS**

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right on to Nicholas Street. Continue