

30 Pine Grove, Hoole, Chester, CH2 3LE

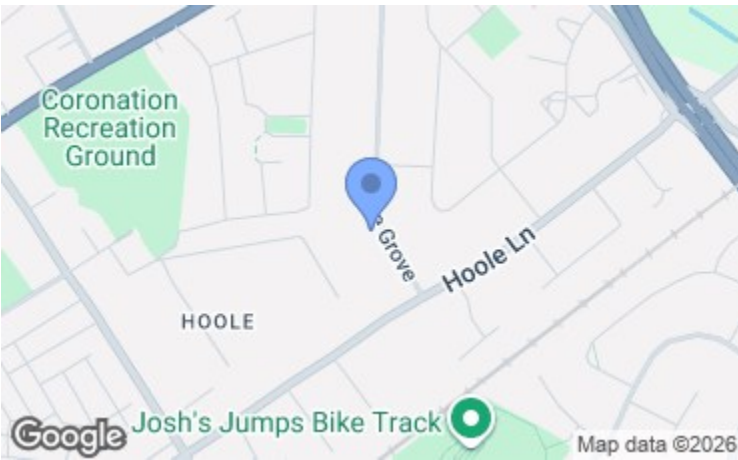
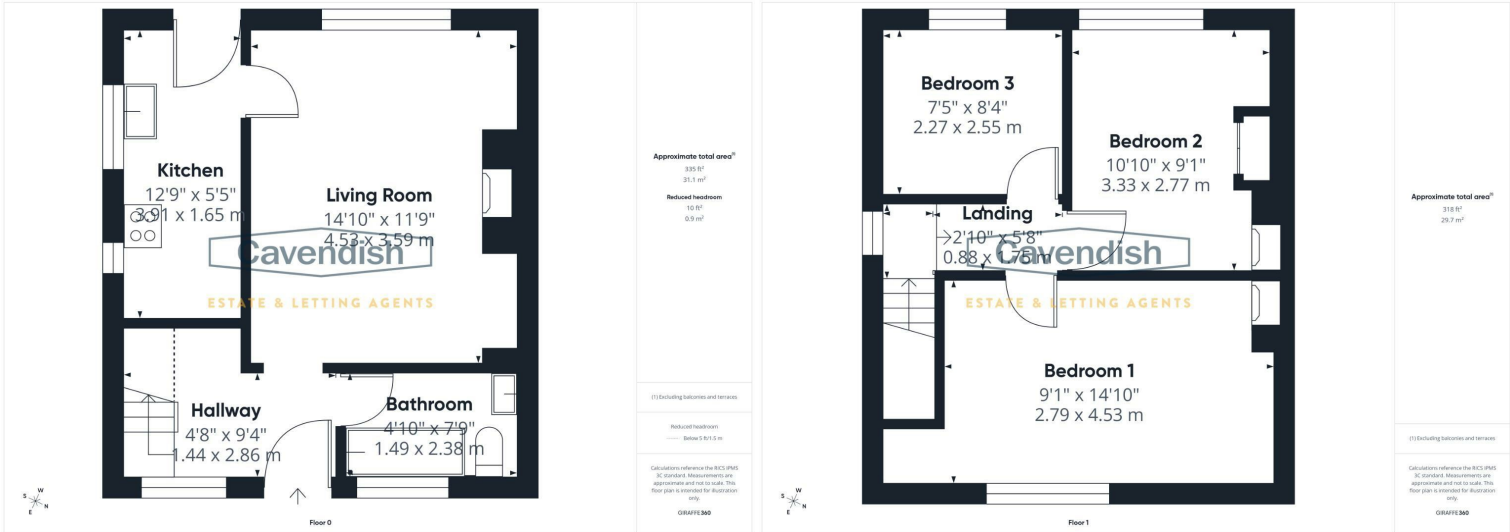


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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	66	74	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		



30 Pine Grove

Hoole, Chester,
CH2 3LE

Price
£225,000

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.

Semi-Detached House Requiring Modernisation

A three-bedroom semi-detached house occupying a generous plot within an established residential area, conveniently situated just off Hoole Lane in the popular suburb of Hoole.

The property requires a programme of modernisation and improvement but offers excellent potential for buyers looking to create a home to their own taste and specification. The accommodation briefly comprises an entrance hallway, living room featuring a brick chimney breast and cast-iron log burner, kitchen and downstairs bathroom.

To the first floor are three bedrooms. Bedroom one overlooks the front of the property and benefits from an original cast-iron fireplace and built-in wardrobe. Bedroom two overlooks the rear garden and also features an original cast-iron fireplace, while bedroom three provides further useful accommodation.

The property benefits from UPVC double-glazed windows and doors, together with gas-fired central heating served by a Worcester combination boiler.

Externally, there is a gravelled driveway to the front, complemented by shrubbery and enclosed by wooden boundary fencing and laurel. To the rear is a larger-than-average garden, offering a good degree of privacy and featuring mature shrubs and trees, along with a large wooden shed. To the rear of the garden there is an area of protected woodland, and beyond the trees there are allotments.

A property with considerable potential, particularly appealing to buyers seeking a three-bedroom home with a generous rear garden and scope for modernisation.

rightmove 

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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:

PORCH

Covered porch with tiled step and UPVC double glazed entrance door to the entrance hall.

ENTRANCE HALL

2.84m max x 2.06m max (9'4" max x 6'9" max)



UPVC double glazed window to front, double radiator, gas meter, part-wooden effect walling, and spindled staircase to the first floor. Doors to the living room and bathroom.

LIVING ROOM

4.55m x 3.58m (14'11" x 11'9")



Feature brick chimney breast with quarry tiled hearth housing a cast-iron log burner, picture rails, double radiator, ceiling light point, and UPVC double glazed window to rear. Door to the kitchen.

and beyond the trees there are alotments.
* A damp report has been carried out by Peter Cox. Further information is available from the Chester office.

***ANTI MONEY LAUNDERING REGULATIONS**
Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a 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 - 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.

VIEWING
By appointment through the Agents Chester Office 01244 404040.

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

PS/PMW

KITCHEN
3.91m x 1.63m (12'10" x 5'4")



Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated granite effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring Bosch gas hob and built-in Bosch electric double oven and grill. Ceiling light point, double radiator, two UPVC double glazed windows, and UPVC double glazed door to outside.

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



White suite with chrome style fittings comprising: panelled bath with mixer tap and Triton electric shower over; pedestal

wash hand basin; and low level WC. Part-tiled walls, chrome ladder style towel radiator, ceiling light point, and UPVC double glazed window with obscured glass.

LANDING
UPVC double glazed window to side, ceiling light point, and access to loft space. Doors to bedroom one, bedroom two and bedroom three.

BEDROOM ONE
4.55m x 2.79m (14'11" x 9'2")



UPVC double glazed window overlooking the front, ceiling light point, picture rails, single radiator, chimney breast with original cast-iron fireplace and tiled hearth, and built-in wardrobe with hanging rail and shelving.

BEDROOM TWO

3.33m x 2.77m max (10'11" x 9'1" max)



UPVC double glazed window overlooking the rear, ceiling light point, picture rails, single radiator, built-in cupboard housing a Worcester Greenstar 281 Junior gas fired central heating boiler, and chimney breast with original cast-iron fireplace.

BEDROOM THREE

2.51m x 2.29m (8'3" x 7'6")



UPVC double glazed window to rear, ceiling light point, and single radiator.

OUTSIDE FRONT



To the front there is a gravelled hard standing with concrete path being enclosed by laurel hedge and wooden fencing. A wooden gate at the side provides access to the rear garden.



OUTSIDE REAR



To the rear there is a larger than average uncultivated garden enclosed by wooden fencing with mature shrubs and trees. At the top of the garden there is a timber built garden shed measuring 11'11" x 7'5".



DIRECTIONS

From the Agent's Chester office proceed to the Grosvenor roundabout and bear right on to Nicholas Street. Continue 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 after Hornbeam Close into Pine Grove. The property will then be found after some 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.

* We are advised that the woodland to the rear is protected