



HINCHLIFFE
HOLMES



128 HOOLE ROAD



128 HOOLE ROAD

Hoole | Chester | CH2 3NU

Situated in a popular and most convenient location, a well-presented semi-detached dormer bungalow with scope for modernisation. Landscaped private gardens and vehicular access to the rear leading to the garage.

Hoole has rapidly become the place to live.

Within walking distance of the property is the thriving High Street with plentiful green spaces and some excellent independent shops including a delicatessen, fishmonger, butcher, greengrocer, florists, boutiques, gift shops, coffee shops and some superb restaurants and bars including the award-winning Sticky Walnut. There is also a bank, a pharmacy, post office, and a supermarket.

Furthermore, within walking distance is the Cathedral city of Chester - a thriving and historic city offering an excellent range of retail, leisure, commercial services and a flourishing

restaurant and cafe scene and the new Story House theatre.

It is also home to a range of primary and secondary state and independent schools including the well reputed Kings and Queens, Chester.

Home to one of the oldest racecourses in the country, which provides an extensive programme of horse racing and other events including polo, there is a variety of other leisure amenities, including first-class golfing, tennis, and other recreational sports. Opportunities for walking, boating and picnicking are immediately to hand.

Chester has direct access to the motorway network (A55 North Wales, M53, and M56) linking to Manchester, Liverpool, and their airports and to the North Wales coast. Chester railway station is close by and offers direct and frequent rail service to London Euston which takes about 2 hours.

GROUND FLOOR

Entrance Hall | Lounge - Dining Room
Kitchen | Bathroom

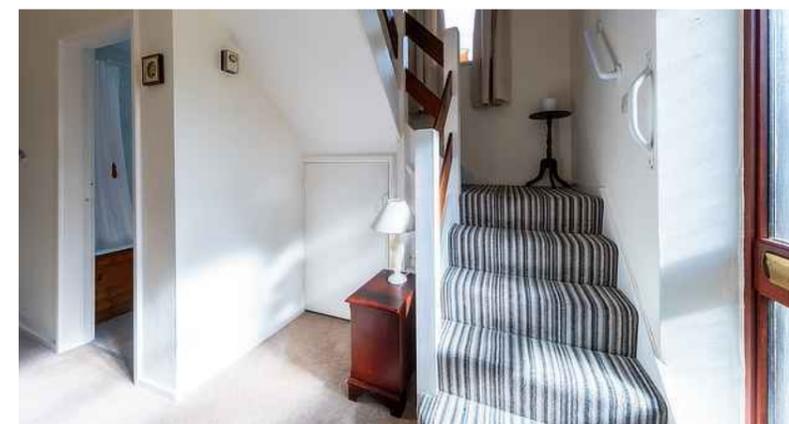
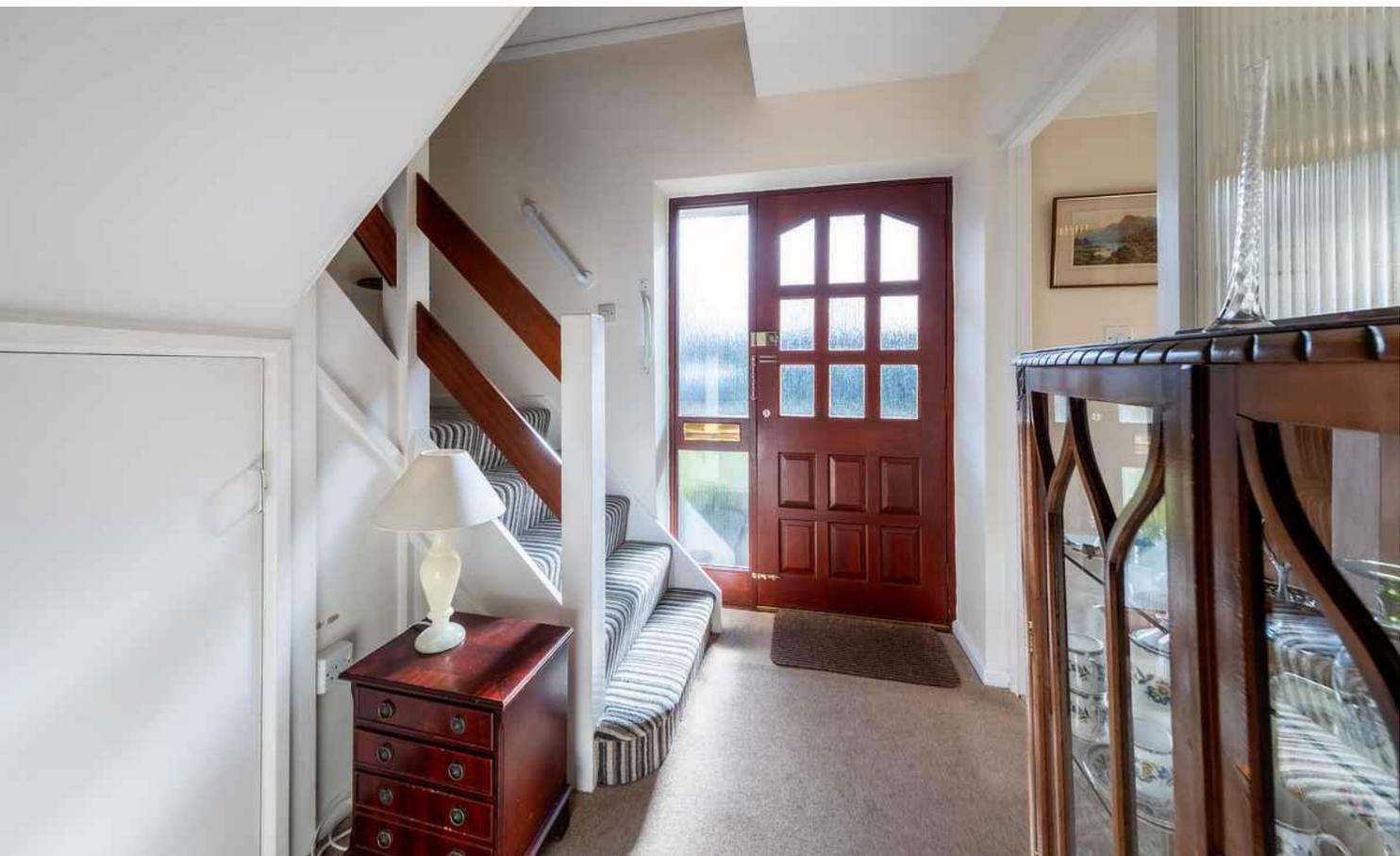
FIRST FLOOR

Landing | Bedroom One | Bedroom Two - Eaves Storage
Bedroom Three

OUTSIDE

Garage | Gardens

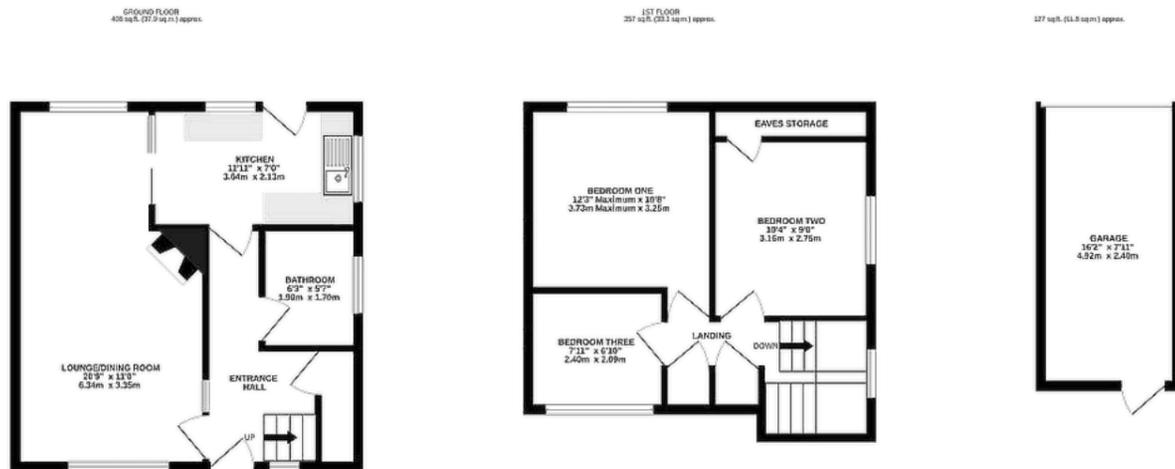




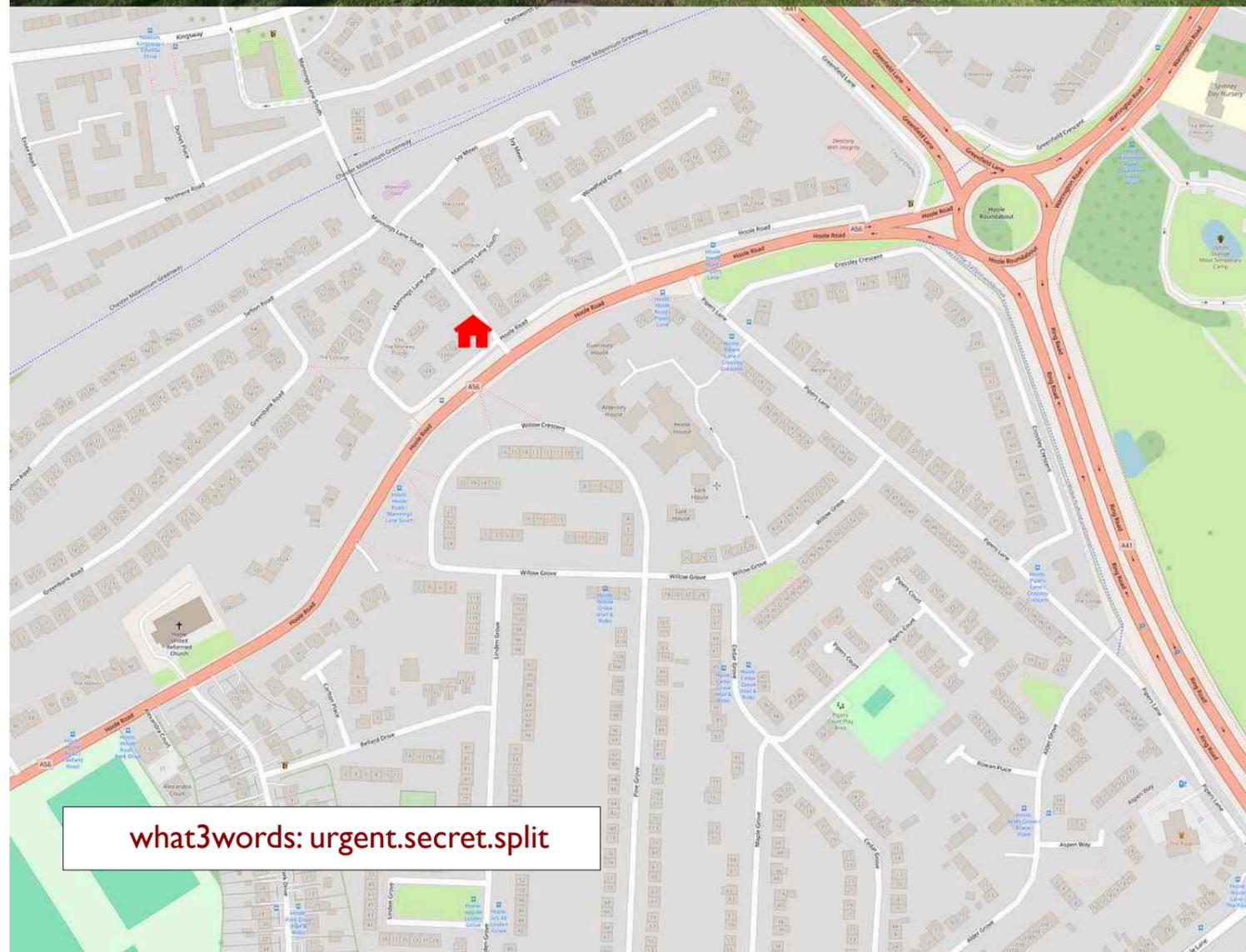








TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.



ENERGY PERFORMANCE CERTIFICATE
EPC Rating:- C.

TENURE
Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)
We believe that mains water, electricity, gas central heating and drainage are connected.

LOCAL AUTHORITY
Cheshire West And Chester. Council Tax – Band C.

POSSESSION
Vacant possession upon completion.

VIEWING
Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any 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 the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

what3words: urgent.secret.split



Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting

EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

approach to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price achieved

OVER 7,000 OFFERS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk